

REAL ESTATE SPEC SHEET FOR

907A

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| Subdivision | Shady Acres |
| Legal Description | Lt 3 BLK 1, Shady Acres Extn Sec 3 10th Par R/P |
| Property Type | Townhouse |
| Builder Name | Old Oaks Builders |
| Address of site | 907A W 16th Street, Houston TX 77008 |
| Year of Construction | 2021-2022 |
| Acreage / Lot size | 1,749 |
| Building Square Footage | 2,988 |
| Ceiling Height - 1st Flr, 2nd Flr, 3rd Flr, 4th Flr | 9', 12', 11', 10' |
| Type of Roof | Composition shingle |
| Type of Exterior Construction | Hardie Siding |
| Garage | 2 car |
| Bedrooms | 3 |
| Bathrooms | 3 1/2 |
| Rooms: | |
| Living | 18'4 x 16'6" - 12' ceiling |
| Dining | 19'4" x 10' - 12' ceiling |
| Kitchen | 19'4" x 9'5" - 12' ceiling |
| Primary Bedroom | 18'4" x 14' - 11' ceiling |
| 2nd Bedroom | 11'0" x 10'0" - 9' ceiling |
| 3rd Bedroom | 12'9" x 14'0" - 9' ceiling |
| Primary Bath | 11'8" x 16'3" - 10' ceiling |
| 2nd Bath | 12'9" x 7' 2" - 9' ceiling |
| 3rd Bath | 5' x 7'4" |
| 1/2 Bath | 3'10" x 6' 2" - 12' ceiling |
| Game Room | 19'6" x 21'6" - 11' Ceiling |
| Utility Room | 3'10" x 6'1" - 10' ceiling |
| Garage | 18'9 x 19'0 - 12' ceiling |
| Floors | Engineered Wood, Tile |
| Kitchen Appliances | |
| Gas Cooktop | Jennair 36" SS with downdraft Vent |
| Electric Double Oven | GE Profile SS 30" Smart oven |
| Dishwasher | GE Profile SS |
| Refrigerator | Optional |
| Game Room Appliances | Undercounter Refrigerator and Wine Cooler |
| Game Room Wet Bar | Undermount Sink |
| Heating / AC | 5 ton Central A/C, Gas, Zoned |
| Washer/Dryer Connection | Yes |
| Stories | 4 |
| Elevator | Yes, 4 stops |
| Foundation | Slab on Grade, Crawl space |
| Features | 12' two-way sliding doors on 3 floors |
| | Juliet Balconies on 3 floors |
| | Ceiling Fans - all bedrooms, living, game rm |
| | all quartz countertops throughout |
| | Tankless Gas Water heater |
| | Dead End street |
| | Walking distance to restaurants |