

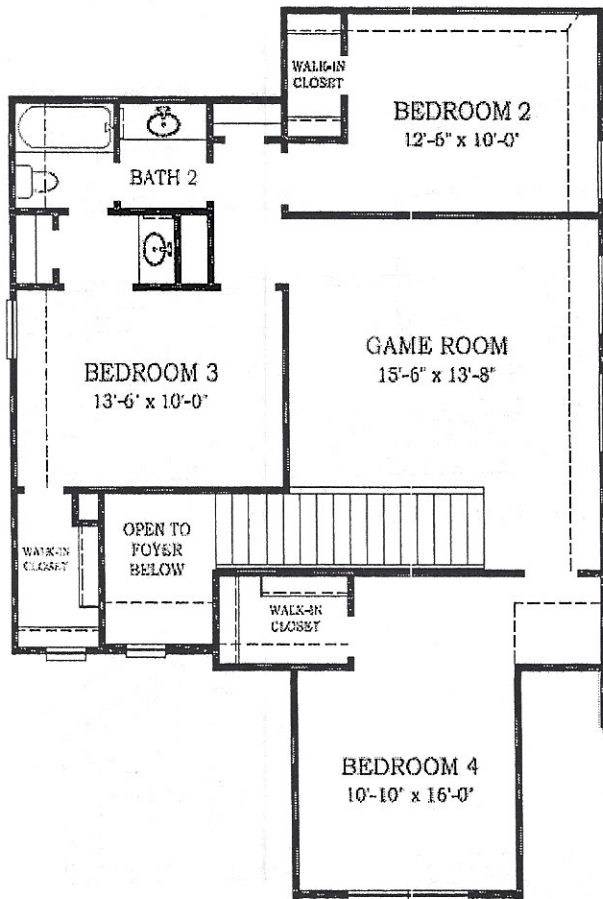


Setting a Higher Standard

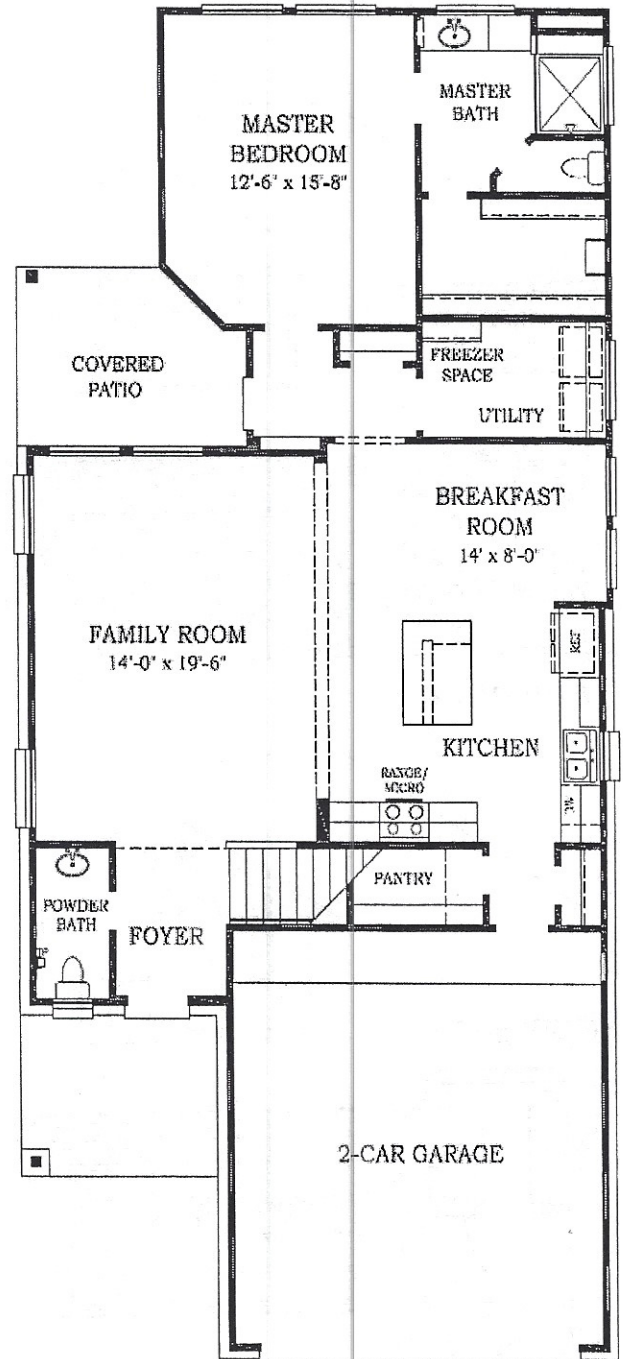
# CHICAGO • PLAN 4540

## 2,175 Sq. Ft.

CHESMAR.com



2nd Floor Plan



1st Floor Plan

Square footage and room dimensions are approximate and may vary per elevation. Window placement, roof line and porches may also vary by elevation. Plans, features, prices and availability are subject to change without notice.

Effective date: 8/10/16





Setting a Higher Standard

Plan 4540 • Chicago • 2,175 sq. ft.



*Elevation A*



*Elevation AS: Stone Version*



*Elevation B*



*Elevation BS: Stone Version*

# Change Order

Chesmar Homes, Ltd.

Job	Change
162-1307	001
04/24/17	

Job Information			
Address:	1607 Summer City Drive	Legal:	Lot:7 Block:3 Section:1
Plan Number:	R-4540-A-3k		
Plan Name:	Prototype		

Purchaser Information			
Purchaser:	Anna B Lam	Home Phone:	
Current Address:	11900 Shadow Creek Parkway Pearland	Work Phone:	(713) 319-2000
Email Address:	anna.lam102@gmail.com	Cell Phone:	(832) 495-3008

Line	Option	Description	Qty	Unit Price	Extended
001	APP-11	<input checked="" type="checkbox"/> Appliance - Stainless Package w/Side-by-Side FrigSeries: 1k, 3k, 5k <input checked="" type="checkbox"/> Color: Stainless	1.000	1,275.00	1,275.00
002	CAB1-U2	<input checked="" type="checkbox"/> Raised Panel - Upgrade 2 <input checked="" type="checkbox"/> Color: Navajo White <input checked="" type="checkbox"/> Hardware: Satin Nickel	1.000	1,125.00	1,125.00
003	CPT-01	<input checked="" type="checkbox"/> Carpet - Level A w/ 5# Pad <input checked="" type="checkbox"/> Color: PX030- Clam Shell	1.000	775.00	775.00
004	TOP-H1	<input checked="" type="checkbox"/> Granite Hall Baths - Level 1 granite 1 <input checked="" type="checkbox"/> Color: Uba Tuba	1.000	725.00	725.00
005	TOP-K3	<input checked="" type="checkbox"/> Granite Kitchen - Level 3 (Pwder & Utility) granite 3 <input checked="" type="checkbox"/> Color: Bianco Romano (HCV)	1.000	1,000.00	1,000.00
006	TOP-M1	<input checked="" type="checkbox"/> Granite Master Bath - Level 1MBath Grp1 <input checked="" type="checkbox"/> Color: Uba Tuba	1.000	575.00	575.00
007	GUT-01	<input checked="" type="checkbox"/> Gutters - Full Gutters - Full Gutters	1.000	700.00	700.00
008	IS-01	<input checked="" type="checkbox"/> Iron Spindles - Iron Spindles - Iron Spindles	1.000	700.00	700.00
010	WDA-EN	<input checked="" type="checkbox"/> Wood Floor- Level A - Entry <input checked="" type="checkbox"/> Color: San Marino Acacia 5"- Fiorentino	1.000	250.00	250.00
011	WDA-FM	<input checked="" type="checkbox"/> Wood Floor- Level A - Family Room <input checked="" type="checkbox"/> Color: San Marino Acacia 5"- Fiorentino	1.000	2,725.00	2,725.00
012	TBS-07	<input checked="" type="checkbox"/> Tile Backsplash - Full Backsplash / Mosaic Sheets, LVL1 <input checked="" type="checkbox"/> Color: EF08/.1MIX MOS Decorative Insert: N/A Grout: #32 Gray	1.000	1,050.00	1,050.00
013	APC-01	<input checked="" type="checkbox"/> Appliance CREDIT - Credit Front Load Washer & Dryer <input checked="" type="checkbox"/> Color: na	1.000	-1,050.00	-1,050.00
					9,850.00



# STANDARD FEATURES

## The Metro Collection

### ENERGY SAVINGS AND COMFORT

- **EFL Heating and Cooling Energy Use Guarantee (limited)**
- **EFL Heating and Cooling Energy & Comfort Guarantee (limited)**
- **High Efficiency 16 SEER HVAC system with Trane condenser and 80% AFUE Trane furnace**
- 100% Compact Fluorescent Lamps and meets/exceeds current **Energy Star** standards
- **R-13** wall insulation, living areas (**R-15** in windstorm compliance areas)
- **R-38** blown-in attic insulation, living areas
- **R-22** insulation on sloped ceilings, at top plates per **Energy Star** specs, living areas
- Foil-backed **R-8** A/C ductwork
- **Polycel®** insulation around windows, doors, bottom plate and other openings
- Double-pane **LoE<sup>3</sup>** beige insulated vinyl windows that tilt-in for easy clean
- Energy efficient **Tech Shield®** or equivalent radiant barrier roof decking
- 1/2" **Dow® R-3** insulated sheathing, except windstorm areas
- **Honeywell®** programmable thermostat
- High-efficiency gas water heater
- Natural gas cooking

### EXTERIOR DETAILS

- 1/2 Lite rear door with integral blind
- Concrete driveways and walks
- Engineered post tension slab
- Fiber Cement James Hardie Cemplank exterior siding with 25-year manufacturers limited warranty
- Fiber Cement James Hardie Cemplank exterior trim materials with 15-year manufacturers limited warranty
- Full sod in front and back yard, fenced rear yard
- Landscaped front yard to developer requirement
- Large covered front porches and rear patios on most plans
- Standard 6 panel, 2 lite front door
- Two exterior faucets
- **Wayne-Dalton** Sonoma insulated garage doors, with garage door opener and two remote controls
- Weatherproof exterior electrical outlets near front and rear doors

### INTERIOR DETAILS

- 1/2"- 5# Rebond carpet pad with standard carpet. Carpeting with a five-year wear limited warranty.
- 2" faux-wood blinds in all windows

- **Camden** raised panel interior passage doors
- **Delaney** distinctive door hardware with satin nickel finish
- **Energy Star** rated multi-speed ceiling fan with light kit in master bedroom and family room. Blocked and wired for ceiling fans in secondary bedrooms, game room, study and rear patios, per plan.
- Folding stair or door access to attic, per plan
- Interior electrical breaker service panel
- Pre-wired for cable television outlets in family room, game room, study and all bedrooms
- Pre-wired for telephones in kitchen, family room, game room, study and all bedrooms
- Raised ceilings and rounded sheetrock corners
- Satin nickel designer light fixtures
- Security System with motion detector and two key pads
- Smoke and carbon monoxide detectors
- Suspended light fixture in dining room, per plan
- Two-tone decorator color scheme, featuring Moth Gray walls with Shell White trim

### KITCHEN DETAILS

- **Brandom Cabinetry** with 42" high uppers, maple drawers with dove-tail construction, and full extension guides
- Complete **GE®** black or white appliance package including:
  - Extra-large **GE®** standard-clean energy efficient gas range
  - **Energy Star** rated built-in **GE®** dishwasher
  - Built-in **GE®** microwave
  - **Energy Star** top mount 21 cubic foot **GE®** refrigerator with icemaker
- **Delta®** Leland chrome faucet
- Granite countertops (choice of two colors standard) with polished square edge. Kitchen countertop overhangs for informal dining, per plan.
- Recessed can lighting
- Stainless steel 50/50 under-mount sink with garbage disposal and tile backsplash
- Tile flooring in kitchen and breakfast area

### MASTER BATH DETAILS

- Air conditioned, walk-in closets with fluorescent lighting
- **Brandom Cabinetry** with 36" high vanity cabinets with sink and vanity space, per plan
- **Broan®** quiet ventilation fan
- **Delta®** chrome faucets and **Delta®** Kinley bath accessories



# STANDARD FEATURES

## The Metro Collection

- Elongated commode
- Mirrored medicine cabinet
- Oversized shower with ceramic tile surround, with seat
- **Royal®** cultured marble vanity tops
- Tile flooring

### SECONDARY BATH DETAILS

- **Brandom Cabinetry** with 32" high vanity cabinets
- **Broan®** quiet ventilation fan
- **Delta®** chrome faucets and **Delta®** Kinley bath accessories
- Elongated commodes
- Mirrored medicine cabinets
- **Royal®** acrylic white tub with tile shower walls
- **Royal®** cultured marble vanity tops
- Tile flooring

### LAUNDRY ROOM DETAILS

- **Broan®** quiet ventilation fan
- Convenient overhead storage shelf with clothing rod
- **GE®** front-load electric laundry set
  - Energy Star rated front-load **GE®** washer
  - Electric dryer, with optional gas dryer upgrade
- Interior laundry room with tile flooring

### CONSTRUCTION DETAILS

- 10-Year Home Buyer's Warranty
- Detailed home inspection by independent inspector
- High quality laminated **Owens Corning®** composition roof shingles with 30-year warranty
- Post tension foundation certified on-site by an independent engineer

#### Important Note:

Features are subject to change without notice and may differ slightly in homes according to start date. Homes under construction may have included upgrades. 2-6-17

# CITY PARK

## COMMUNITY INFORMATION

Find your niche in one of the best locations in Houston! City Park is a new master-planned community nestled in the heart of the city, just south of the Central Business District, with easy access to Downtown, Medical Center and the Galleria area. Enjoy a quick commute to major employment areas, and then explore the incredible array of entertainment, dining and shopping options that are within easy reach. Even the beautiful beaches in Galveston are only a short drive away.

City Park offers the convenience and excitement of city living, with all the comforts of a friendly, small-town neighborhood. Set on 375 acres, the community features walking trails, adventurous playgrounds and lush landscaping. The neighborhood was designed around a Grand Central Park, with plenty of parks and green space, giving your family ample reasons to get outside and play. Nearby, movie theaters, golf courses, entertainment venues and world-class city parks offer even more options for the whole family.

City Park is conveniently located near Highway 288 and Almeda. The community is part of the Houston Independent School District.

### HOA

City Park Homeowners Association, Inc.  
Managed by: Planned Community Management  
(281) 870-0585

### TAXES

Houston ISD	1.196700
Harris County	0.419230
Harris County Flood Control	0.027330
Port of Houston Authority	0.013420
Harris County Hospital District	0.170000
Harris County Education Department	0.005422
Houston Community College	0.101942
City of Houston	0.601120
Harris County MUD 390	0.700000
<b>Total</b>	<b>3.235164</b>

### EDUCATION



**Alameda Elementary**  
14226 Alameda School Road  
Houston, TX 77047  
Phone: 713-434-5620  
Fax: 713-434-5622



**Attucks Middle School**  
4330 Belfort Street  
Houston, TX 77051  
Phone: 713-732-3670  
Fax: 713-732-3677



**Dowling Middle School**  
14000 Standliff  
Houston, TX 77045  
Phone: 713-434-5600  
Fax: 713-464-5608



**Worthing High School**  
9215 Scott Street  
Houston, TX 77051  
Phone: 713-733-3433  
Fax: 713-731-5537



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