

**Features and Upgrades**  
**10975 Swang Link Drive**  
**Houston, Texas 77043**

**General Description:**

New Construction Home built in 2022  
Builder - David Weekley Homes  
Home - 2,441 Sqft per builder  
Lot - 2,418 per Appraisal District  
3-4\* Bedrooms, 3.5 Bathrooms plus Game Room  
2 Car attached garage  
Paved patio in backyard  
Private double wide driveway  
Oversized baseboards  
8 Foot mahogany front door  
Matte black interior door hardware  
Upgraded wood stair treads with enamel risers  
Lennox 16 Seer - 2 stage air conditioning system  
Pleated media filters  
Fresh air system  
Ecobee programmable thermostats  
Jump ducts in secondary bedrooms to balance temperatures  
Advanced framing with 2x6 exterior walls to allow for thicker insulation  
Vinyl framed, low E2 double pane windows  
Formaldehyde free fiberglass batt insulation  
R3 Dow insulated sheathing  
R-22 Insulated exterior wall systems  
R-19 Paperless batt insulation on sloped ceilings  
R-38 Insulation in flat ceilings  
Diamond Level Environments for Living (Energy Efficiency Rating)  
The New Energy Star 3.0 Program  
Building America Program with the U.S. Department of Energy

**General Description Cont:**

Home Energy Rating System (HERS) in partnership with RESNET  
Energy saving light package  
Zurn PEX water supply system  
High efficiency natural gas water heater  
10 - year structural warra+C4:C21nty, 2- year warranty on portions of your home major  
mechanicals, 1-year limited warranty on defects and workmanship  
Centralized in-house warranty department w/ a personal Warranty Representative  
Heating and air conditioning system energy usage guarantee  
HardieBacker Board in all water contact areas  
Anti-fracture membrane used at all seams and nails in water contact areas  
James Hardie siding and trim  
Specially designed rot resistant exterior door jambs  
Full home gutter system  
Blocked and wired for ceiling fan in family room and all bedrooms  
Taexx in wall pest control system  
Electrical load center with whole home surge protector  
Gated enclave with a community pool, recreation area + dog park  
HOA annual fee \$2,600  
HOA fee includes: valet trash pickup 2x a week, recycling 1x a week,  
water/sewer, front + back landscaping, pool, dog park and entry gates  
HOA initial capitalization fee \$1300/\$250 transfer fee  
Guest parking + wide lanes in the community

**Exterior:**

Fenced backyard with paved patio  
Sprinkler system  
Paved front driveway and walkway



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**Entry:**

Mud rack/backpack rack  
Under stairs storage (9 x 7)  
Pre-finished wood stair treads and enamel risers

**Living Area (17 x 11) and Open Dining Area (19 x 7):**

Recessed lighting in living and dining areas  
Ceiling fan  
Open to dining and kitchen  
Cathedral ceiling in living area  
Luxury vinyl flooring  
Wood stair tread with enamel risers and wrought iron spindles

**Utility Area (8 x 6):**

Upgraded decorator tile  
Folding counter  
Overhead cabinet storage  
Hanging rod  
Additional 110 outlet added  
HardieBacker Board in all water contact areas  
Anti-fracture membrane used at all seams and nails in water contact areas

**Guest Powder Bathroom:**

Pedestal sink  
Framed mirror  
Moen matte black faucet

**Kitchen (19 x 10):**

Kitchen cabinets in Harvard Extra White  
Cabinet paneled island in Harvard Grey Wolf  
42" Kent Moore upper cabinets  
GE Profile stainless steel appliance package  
Upgraded Level 6 Silestone quartz countertops with 3cm edge  
GE Profile 36" 5 burner gas cooktop  
Stainless 36" wall mount vent hood  
GE Profile electric wall oven with convection  
GE Profile stainless steel dishwasher  
Eat-in island  
Pantry with fixed shelves  
Drawer stacks for easy storage and access  
Trashcan pull out  
Enclosed refrigerator cabinet  
Under cabinet electrical outlets  
LED under cabinet lighting  
Upgraded pendant lighting  
Tile to the ceiling behind the hood and above and around the cabinets on main wall  
Open to living and dining areas  
Larger, flexible space to configure different sized tables and furniture  
Upgraded Moen brushed gold finish faucet  
Blanco Diamond granite undermount sink  
Luxury vinyl flooring

**LYNETTE LEW**  
REALTOR



BETTY GREENE  
GARY GREENE

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**Primary Bedroom (17 x 12):**

Second floor

Recessed lighting and upgraded ceiling fan

Backyard views

**Primary Bathroom (11 x 9):**

Double undermount sinks with vanity storage

Separate water closet

Super shower with rain and wall mounted shower heads in matte black

Shower with tile set floor and semi-seamless glass

2 Shampoo niches with designer backsplash

Designer vanity light fixtures in black finish

Moen faucets in matte black finish

HardieBacker Board in all water contact areas

Anti-fracture membrane used at all seams and nails in water contact areas

**Primary Closet (12 x 6):**

Additional 110 outlet added

Abundant storage and rods

**Bedroom #2 (16 x 12):**

First floor

Upgraded ceiling fan

Walk-in closet

Backyard views

**Bathroom #2:**

First floor

Bath tub surround with upgraded tile to the ceiling

Vanity with storage and matte black plumbing fixture

**Study/Flex Room (12 x 12):**

First floor

Recessed lighting

Upgraded ceiling fan

Floor outlet

Full lite French doors

Backyard access

**Bedroom #3 (13 x 12):**

Third floor

Upgraded ceiling fan

Additional attic storage area

**Full Bathroom #3:**

Third floor

Bath tub surround with upgraded tile to the ceiling

Vanity with storage and matte black plumbing fixture

**Game Room (21 x 20):**

Third floor

Recessed lighting

Wrought iron baluster spindles with wood handrail

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HOMES  
AND  
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