

## General Description

- 3 bedroom 2.5 bath, open concept designed home.
- Approximately 2,469 square feet of living space.
- Free standing, fee simple.
- Two stories.
- Two car garage with remote control & Wifi capability.
- 1 year builder warranty/ 10 years framing and foundation with Strucsure.
- Decorative wrought Iron Gate.
- Privacy fence on three sides of the house.
- Area drains in backyard, side, and front of house.

## Standard Specification

- Energy efficient tech shield decking on the roof.
- Security system ready for your provider.
- Energy efficient double paned windows with Low-E glass.
- Wired for security camera at front of house.
- R-38 blown insulation in attic R-13 in walls and R-19 in hot walls as well as the ceiling.
- 16 seer A/C unit zoned for each floor.
- Natural gas furnace.
- Professionally engineered foundation, framing, and wind storm.
- Cat 5 wiring and coax cable.
- 30-year composition shingle roof with ridge vent.
- Wood floor in upstairs media room/study and hallways.
- Brand name plumbing fixtures.
- Tankless water heater.
- Brick, Stucco and Hardie Plank exterior.
- Utility room with gas and electric connection.
- LED recessed can lighting throughout the home.
- Full seamless gutters.

## First Floor

- Solid mahogany front door with glass.
- Prewire for surround sound in living room.
- Wood floor in living, dining, kitchen, and entry.
- 10 foot ceilings.
- Powder room with designer console vanity.
- Ceiling fan with light kit in living area.
- Wall to wall windows for more natural light.
- Bar area with back splash, decorative shelves, quartz countertops, and cabinetry underneath. Includes beverage cooler.
- Cat 5 and coax wiring.
- Wired for chandelier in dining room.

## Kitchen

- 42" upper cabinets.
- White island cabinets with white perimeter cabinets.
- Quartz countertops.
- Decorative tile backsplash.
- G.E. stainless steel appliances include gas range and dish washer.
- Stainless steel sink.
- Built in Microwave.

## Primary Bedroom

- Coffered ceilings approximately 12'.
- Large walk-in closet with built in cabinets and custom shelving.
- Dressing area with cabinetry and quartz countertops.
- Ceiling fan with light kit.
- Cat 5 and coax wiring.
- Plush carpet.

## Primary Bathroom

- Double vanity with quartz countertops.
- Decorative sinks and elegant fixtures.
- Separate shower with floor to ceiling tile, handheld shower head and glass enclosure.
- Free standing decorative tub.
- Spacious linen closet.
- Sky light that floods the room with natural light.
- Quartz countertops.
- Niche area with glass shelves and outlet.

## Media/Study Room

- Cat 5 and Coax.
- Windows for natural light.
- Engineered wood floor.
- Storage closet.

## Two Secondary Bedrooms

- Walk in closets.
- Ceiling fans with light kit.
- Plush carpet.

## Secondary Bathroom

- Tile floor and quartz countertops.
- Tile surrounds the tub/shower area.
- Porcelain sink.
- Elegant features.

## Miscellaneous

Schools	
Elementary	HISD
Middle	HISD
High	HISD

