

FEATURES LIST FOR

27103 Birch Pine Court

- Highland signature tallest peak elevation with exterior crown molding
- Natural stone façade w built in uplights on timer
- Carriage style wood stain garage doors
- Premium oversized cul-de-sac lot with no back neighbors
- Custom paver extension w benches, firepit, landscaping with over a dozen trees, garden beds & lighting w timers
- 8' Mahogany speakeasy front door
- Rich wood flooring in social areas plus primary bedroom
- Lux imported stone flooring & backsplash in kitchen
- Floor to ceiling natural stone fireplace
- Formal dining room w faux fireplace art piece
- Shiplap accent wall in living area
- Surround sound inside and out stays
- High ceilings across entire home
- Picture windows in all social areas fills natural light
- Kitchen has full wall of Benedettini 42" cabinets incl desk niche, hardware & designer stain
- SS appliances incl double ovens & built in cooktop
- Large island w beautiful views
- Custom pendant lights in island, breakfast & dining
- Centric & spacious study with French glass doors
- Primary bedroom sitting extension w 2 extra windows!
- Primary bedroom hand painted stencil accent wall & rich wood floors
- His & her vanities with makeup counter in primary bath
- Soaking tub w matching stone to large walk in shower
- Full walk in closet and private commode
- Media room downstairs plus half bath unique to plan
- 2 great size bedrooms downstairs separated by Jack & Jill bath
- Bonus 1/2 up has game room, full bath & 4th bedroom
- More on next page

Dream structural and interior selections by the #1 people choice builder 8 consecutive years - Highland Homes - WELCOME HOME!

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- HERS Rating energy efficiency
- Energy STAR appliances
- TRANE Hvac system w 2 units & dehumidifier
- Air pressure balanced incl fresh air vents
- Return vents in every bedroom
- AC vents in bedroom closets for added freshness
- Enhanced thermal system
- Radiant barrier roof decking
- Highland algae resistant roof shingles
- 3000 PSI foundation including driveway
- Well ventilated attic
- East facing backyard - a must in Texas!
- Drainage swale system designed per site to prevent puddling of water
- 2" faux wood blinds throughout
- Fridge space in laundry room
- Large storage attic upstairs
- 2.5 car garage fits 2 SUVs plus 1/2 space for storage
- Security cameras throughout stay
- Designer paint throughout
- Full lawn sprinkler system
- All exterior lighting on timers
- Privacy of not having back neighbors, side neighbor windows super private in culdesc angles & distance combined w stone fence in back
- Biking distance to all schools
- Lot is located near entry of community for easy in and out
- Easy access to Westpark, I10 and into Energy Corridor/Memorial & Galleria
- Surrounded by shopping and anchor stores like HEB, Walmart, Kroger, TJMaxx, Academy etc
- So much dining and entertainment on 1463, La Centerra and Fulshear

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