

TIMELESS EXTERIORS:

- Veneer siding system and brick where applicable on exterior elevations
- Mahogany Front Door
- 16 ft garage door with smart opener
- Designer selected exterior paint and stain
- Lush Landscaping with underground drainage system
- Seamless gutters

TRANSITIONAL INTERIORS:

- Transitional interior trim detailing including 6" baseboards, crown molding installed on the 1st floor and in the primary suite, door casings and shaker style cabinetry
- Soft close and full extensions cabinet drawers and doors
- Prefinished engineered wood, LVT or laminate flooring installed on the 1st floor, all stairwells and 2nd level hallways
- Prefinished engineered wood, LVT, laminate or tiled powder room floors
- Plush carpeting installed in all bedrooms and its closets and applicable 3rd floor including hallways and game room
- Designer selected Sherwin Williams paint colors (other manufacturers color codes may be referenced to match)
- Designer selected fixtures and hardware
- Transitional iron balusters, wood handrails and newel posts where applicable on stairwells
- Spacious walk-in closets with wooden rods

TASTEFULLY DESIGNED KITCHEN:

- Granite or quartz countertops with decorative tiled backsplash
- Undermount stainless steel sink and pull out faucet with disposal
- GE appliance package including a gas cooktop and single oven combo or slide in range, under cabinet vent hood, built-in microwave and energy-star rated dishwasher
- Designer selected cabinetry

SLEEK & LUXURIOUS BATHS:

- Freestanding soaking tub installed in Primary Bath
- Single and double vanities
- Granite or quartz countertops with undermount sinks
- Designer selected tiles for bathroom floors and shower walls
- Designer selected decorative hardware and lighting
- Delta shower fixtures

CONSTRUCTION:

- Post Tension professionally engineered foundation
- Veneer siding system
- 30 year shingles

EFFICIENCY:

- Double pane, Low E glass windows
- HVAC: High efficiency, multi-level zoning system
- Recessed LED canister lighting
- Energy efficient electric water heater
- Programmable digital thermostat
- Energy efficient foam insulation

INSULATION:

- Poly seal foam doors, windows, bottom plate and install attic baffles
- Exterior walls: R13 Foam
- Cold Floor: IBP R13 Foam
- Attic Decking: R20 Foam

TECHNOLOGY:

- Wired security contacts on all first floor windows and doors
- First floor motion detector and siren
- Security system with keypad
- Pre-wired for surround sound in the family room
- Pre-wired for outdoor security cameras

CERTIFICATIONS:

- Blower door certifications
- City of Houston approved final inspection
- 2-10 builder-backed warranty and limited service plan

GARAGE DOOR NOTE:

Due to on-going supply chain and manufacturing delays, the final garage door style installed will not be what is shown on this *concept rendering*. Please refer to the last page of this marketing brochure for updated garage door information.



508 PACIFIC

*CONCEPT RENDERING ONLY