Highlights

* Walking distance to parks, entertainment, restaurants, shopping, hike/bike trails, and near downtown/major thoroughfares
* Acclaimed designed home by Houston Architect John Sullivan. www.shopplans.net
* Built by a Houston builder Skyline homes. www.skylinehomes.net
* Contemporary modern farmhouses feel and look!
* 3 bedrooms and 3.5 baths
* All rooms have bright white LED 3” downlights with dimmers.
* Open staircase with wooden steps with hidden (option) under led lights.
* Electric with gas water on demand and cooking with outside rooftop access for gas. Water also accesses on rooftop. Rooftop deck has been engineered for a jacuzzi with metal frames.
* Open kitchen with custom sustainably sourced cabinets to ceiling and 4 seated Cambria quartz waterfall island
* Z-line or Forno oversized stainless-steel appliances. Custom slide out microwave. Energy star appliances.
* 3 zone high efficiency HVAC system including fresh air ventilator with dehumidification (19+ SEER) with NEST wireless access.
* High efficiency Black framed inside and outside double pane windows and doors
* High quality open cell spray foam insulation
* Custom glass garage door with camera when using remote for opener.
* Command center to be stationed in garage.
* Full wet bar with high end summit wine refrigerator.
* Polished concrete floors entire 1st floor including garage. Garage will fit an oversized truck.
* Elevator (option) to 4th floor rooftop deck and other floors as necessary with security key for just certain floors rental for parties.
* Surround sound throughout with security cameras inside and outside.
* Electrical outlets finished in baseboards throughout.
* Covered patio living area in back.
* Private alley (two) car garage.
* Decked attic space for extra storage at rooftop.
* Under cabinet LED lights and hidden plugs Also USB plugs.
* Premium lighting fixtures and 3” LED recessed lighting
* Private entrance with metal glass custom door with wireless access
* Modern design including clean lines and linear slot AC diffusers throughout
* Limewash interior paint (zero VOC and virtually odorless) Flat walls no texture.
* Front and street parking
* Main entry includes generous covered overhang and plenty of light
* Drought-tolerant native noninvasive landscaping
* Access to electricity for a motorized metal gate (option) for gated security also

Primary Bedroom

• Sloped open ceilings
• Walk-in closet with custom built-ins and storage
• Spa-like tile/cabinetry bath with oversized picture window

Steam shower with rain shower, glass surround.
• Free standing tub with water column tub filler
• Bedroom/bath/closet in-ceiling HD speakers • Dimming lights

Mirrors will be makeup friendly lights.

• Vanity cabinet outlets

* Full cabinets to ceiling kitchen including upgraded appliances
* Custom black chrome, polished nickel and gold plated hardware throughout home.
* Custom lights throughout.
* Sleek enclosed cabinetry for laundry
* Separate bedroom, full bath, and walk-in closet

Tech Features

* Private “Zoom Room” office (option)
* WiFi smart thermostats
* WiFi LED Halo smart lights/dimmers
* Recessed 3” slim bright white LED lighting
* Surround sound (oprtion) throughout including HD in- ceiling oversized speakers
* WiFi smart doorbell (option)
* USB plugs
* Wired fiber ethernet ready with multiple access points
* WiFi smart garage door openers



**Interior Features**

**Bathroom Information**

* # of Baths (1/2): 1
* # of Baths (Full): 3
* Master Bath Features: Double Sinks, Master Bath with Separate Shower, Master Bath with Tub

**Bedroom Information**

* All Bedrooms on each floor. Bath, Master Bedroom on 2nd Floor, Walk-In Closet

**Interior Features**

* Gas Oven
* Gas Range

**Laundry Information**

* Electric Dryer Connections, Gas Dryer Connections, Washer Connections

**Fireplace Information**

* # of Fireplaces: 1

**Heating & Cooling Information**

* Heating System: Central Gas, Zoned
* Cooling System: Central Electric, Zoned

**Other Interior Features**

* Tankless/On-Demand H2O Heater. Also, a custom steam room in master bedroom.
* Alarm System (Owned), Dry Bar, Fire/Smoke Alarm, High Ceiling, Intercom System, Prewired for Alarm System, Wired for Sound
* Countertops: Quartz
* Floors: Tile, Wood

**Parking / Garage, School / Neighborhood, Taxes / Assessments, Financing**

**Parking & Garage**

* Garage: Attached
* # of Garage Spaces: 2

**School Information**

* School District: Houston
* School Elementary: LOVE ELEMENTARY SCHOOL
* School Middle: HOGG MIDDLE SCHOOL (HOUSTON)
* School High: REAGAN HIGH SCHOOL (HOUSTON)

**Tax Information**

* Tax ID #: NA

**Financial Information**

* Financing Available: Cash Sale, Conventional

**Exterior Features**

**Building Information**

* To Be Built/Under Construction
* New Construction
* Siding: Cement Board
* Roof: Metal
* Foundation: Slab
* Builder Name: Skylinehomes.net

**Water & Sewer Information**

* Public Sewer, Public Water

**Other Exterior Features**

* Exterior: Back Yard, Back Yard Fenced, Covered Patio/Deck, Sprinkler System

**Utilities**

* Internet: High speed available

**Property / Lot Details, Location Details, Misc. Information, Listing Information**

**Lot Information**