



13950 Dolphin Drive



4 Bedrooms



3 Bathrooms



2,209 Sq.Ft



9,782 Lot Sq.Ft



*Example Photo

MODERN FARMHOUSE

Brought to life by farmhouse visionary Ash Design + Build, this open concept beauty will have the latest high-end design features, finishes & will be completed by early Summer 2023!

As you step inside the living area, you will find high 10'-11' ceilings, luxury vinyl plank flooring, wood beams in the living area (not pictured), modern linear fireplace and an abundance of windows with lots of natural light beaming through.

This home is truly one-of-a-kind and has features that rival homes twice the price.



*Example Photo

LUXE KITCHEN

A 9' waterfall island, quartz countertops, stainless appliances, gas cooktop, pot filler, pendant & recessed lighting and 42" cabinets are all standard features in this gorgeous kitchen.



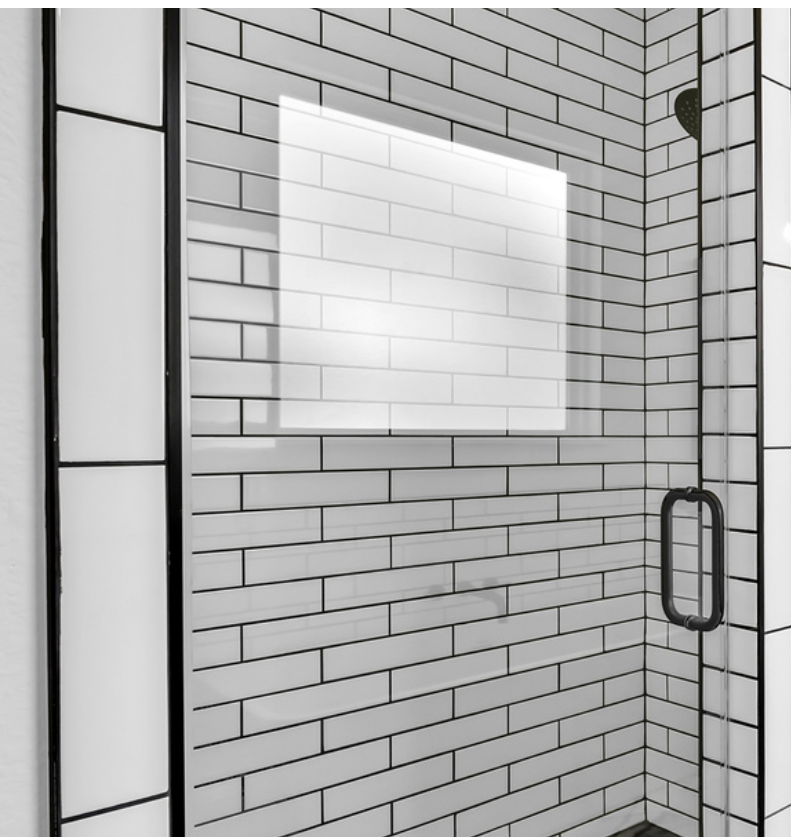
*Example Photo



*Example Photo

SPA EXPERIENCE

A true spa-like setting featuring porcelain tile flooring, freestanding bathtub (primary-only), 10' tile shower surrounds with Schluter Systems edging trim and framed farmhouse mirrors in all bathrooms.



*Example Photo

The Gorgeous Modern Farmhouse elevation features a dramatic 12-12 roof pitch, a perfect blend of stained cedar columns / beams, painted brick, black framed windows, gooseneck lighting and board and batten to finish off that classic look that everyone loves.

Our clean & modern landscaping package includes black star gravel with low maintenance shrubbery and plants.

ELEVATION



LIVING

Wood beams, tray ceilings, linear fireplace w/mantel are just a few the standard features that you will get to enjoy, at no extra cost.



FEATURES & SPECIFICATIONS

Exterior

- Batten board with 1x3 trim
- Fiber-cement soffit, fascia, and trim
- Fully sodded front, side, and back yards
- Landscaped bed with black star rock
- Composite, 30-year shingles
- Covered front porch
- Covered rear patio
- Gas line for outdoor grill (rear patio)
- Satin nickel or matte black door hardware
- Ceiling fans front and back

Primary Bed & Bath

- Ceiling fan in bedroom
- 10'-11' tray ceiling in bedroom
- LVP flooring in bedroom
- Quartz vanities w/ under-mount sinks (2)
- Moen faucets
- Porcelain tile flooring
- Tile shower surround to 10' ceiling
- Frameless shower door
- Classic free standing tub

Kitchen

- Stainless GE Appliance Package
- 50/50 or 100 stainless under-mount sink
- Pot filler above range
- Quartz countertops
- 42" painted cabinets w/ crown molding
- 1/3 horsepower garbage disposal
- Luxury Vinyl Plank flooring
- Recessed LED lighting
- Island pendant lighting
- Moen faucet
- Walk-in pantry

Living Area

- Stained wood beams
- 10'-11' tray ceiling
- Crown molding
- Modern linear fireplace
- LVP flooring
- Fixed "picture" windows (3)
- Ceiling fan

Misc. Interior

- Stained wood beams
- 10'-11' tray ceiling
- Crown molding
- Modern linear fireplace
- LVP, porcelain & carpet
- 6" baseboards throughout
- Dining room chandelier

Construction

- Post-tension foundation
- 2 - 10 structural warranty
- Smoke detectors per code
- (GFCI) plugs per code
- Uponor Pex water lines
- Insulated plumbing - exterior walls
- Radiant barrier roof decking
- High efficiency HVAC
- Third party inspections at stages of construction



THE ASH DIFFERENCE

With Ash Design + Build, "Best Bang for your Buck" is our priority.

Below are just a few comparable items that we offer as Standard Features that you will not find in nearby Master Planned Communities in the price range.



13950 Dolphin Dr	Standard Features	Others
✓	Cedar Columns (ext) Wood Beams (int)	✗
✓	10'-12' Ceilings	✗
✓	Waterfall Kitchen Island	✗
✓	Quartz Countertops	✗
✓	Modern Linear Fireplace	✗
✓	12/12 Roof Pitch (Elevation)	✗
✓	10' Tile Shower Surrounds	✗

AMENITIES

The amenity-rich Corinthian Point community, situated on the banks of Lake Conroe. This hidden gem boasts it's very own boat launch with 120 slip marina, clubhouse/pool, tennis/basketball/pickleball courts. A serene environment on an renown lake, known for its fishing, boating & leisure opportunities.



In addition to its proximity to Lake Conroe, Corinthian Point is also conveniently located near major highways providing easy access to Conroe & The Woodlands. Known for their shopping, fine dining, medical facilities and plenty of entertainment options.

Another tailor-built farmhouse, brought to life by:



&

Listed by:

Kevin Torres

REALTOR

C. 832.903.2734

E. kevin@ktoresrealtor.com

