

# 1318 OVERHILL STREET





# DESIGNER BIO

Elizabeth Home Designs has a proven reputation for delivering high-quality residential remodel services. We are passionate and committed to integrity, speed, and attention to detail. **A bespoke craftsmanship and highly experienced.** Whether your project is a Kitchen Remodel, Bathroom Remodel, or any room in your home, we handle every detail to bring stability throughout each stage of construction and design to maximize productivity.

From the initial planning stages through final detailing, Elizabeth Home Designs is dedicated to creating, for our clients, a product of lasting quality, enduring value, and genuine satisfaction.

more info: [elizabethhomedesigns.com](https://elizabethhomedesigns.com)

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EST. 2022



# FOUNDATION SPECIFICATIONS

Engineered Slab: The foundation of the building is meticulously designed as an engineered slab, customized to meet the precise requirements of the project. The engineering process ensures that the foundation possesses optimal structural integrity and performance, providing a solid and stable base for the entire structure.

Enhanced Reinforcement: The foundation plans incorporate additional rebar and concrete, surpassing the minimum requirements specified by the relevant building codes. This enhanced reinforcement significantly strengthens and fortifies the foundation, enabling it to withstand a wide range of loads and environmental conditions. By surpassing standard construction practices, we prioritize the long-term durability and stability of the foundation.

Concrete Compressive Strength: The foundation will be constructed with concrete possessing a compressive strength rating of 3500 psi (pounds per square inch). This high-strength concrete ensures the foundation's ability to support the weight and pressures exerted by the building structure, ensuring a robust and long-lasting foundation.

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**As luxury home builders, we understand the critical role that a strong and well-engineered foundation plays in the overall quality and durability of a home.**

**Our commitment to exceeding industry standards in foundation construction ensures that your luxury home will stand the test of time with utmost stability and structural integrity.**

ROWLEN INVESTMENTS

# FRAMING SPECIFICATIONS

Compliance with Codes and Engineered Plans: The framing of the building is executed in full compliance with all applicable building codes and engineered plans. This ensures that the structure maintains optimal structural integrity and adheres to the highest standards of safety.

Exterior Framing: The exterior framing of the building is constructed using 2x6 lumber. This choice of material provides robust support and enhanced stability, ensuring a solid framework that can withstand various environmental factors and load-bearing requirements.

Double Base Plate: A double base plate is used in the framing construction. This additional layer of support enhances the stability and strength of the structure.

Floor Joists: The floor joists are designed as 18" deep open web trusses, spaced 16" apart. This configuration offers exceptional strength and flexibility, accommodating various floor configurations while providing ample support for the structure.

Support Beams: The support beams utilized are Engineer Anthony Power Beams. These beams are engineered specifically to meet the structural requirements of the building, ensuring optimal support and load-bearing capacity.

Subfloor: The subfloor is constructed using 1 1/8" Avantech T&G OSB (oriented strand board), securely fastened with both glue and screws. This construction method ensures a solid and stable base for the flooring system, minimizing any potential issues related to movement or squeaking.

High-Quality Framing Materials: All framing materials used meet or exceed the industry standard of #2 grade or better. This guarantees high-quality construction, as only top-grade materials are utilized to ensure the durability and longevity of the structure.

Roof Decking: The roof deck is composed of 1/2" OSB decking (oriented strand board). This provides a durable and reliable surface for the roofing materials, contributing to the overall strength and stability of the roof structure.

Radiant Barrier: The roof decking incorporates a radiant barrier, which enhances energy efficiency by minimizing heat transfer. This feature contributes to a more comfortable and energy-efficient living environment.

Hardie Siding: The exterior siding consists of Hardie siding, a high-quality and visually appealing material known for its durability. This choice of siding enhances the aesthetics and longevity of the building, ensuring a luxurious and low-maintenance exterior.

**Our commitment to excellence in framing extends to every aspect of the construction process. By utilizing top-grade materials, adhering to codes and engineered plans, and incorporating innovative features, we deliver a structurally sound and superior home that reflects the craftsmanship and quality associated with luxury home building.**

# INSULATION SPECIFICATIONS

Batten Insulation: The building will be equipped with batten insulation, which provides effective thermal insulation to regulate the temperature inside the home. This insulation material is known for its energy efficiency and ability to minimize heat transfer, creating a comfortable living environment.

Poly Seal Insulation: The insulation plan includes the use of poly seal insulation. This type of insulation helps to seal any gaps or air leaks in the building envelope, preventing drafts and improving energy efficiency. Poly seal insulation acts as a barrier against outside air infiltration, enhancing the overall insulation performance of the home.

Soundproofing in Bathrooms and Showers: Special attention will be given to insulating all bathrooms and showers for soundproofing purposes. This insulation helps to minimize the transmission of sound between rooms, providing a quiet and peaceful atmosphere within these areas. By incorporating soundproofing measures, we aim to enhance the privacy and comfort of your luxury home.

**We prioritize the use of quality insulation materials and techniques to optimize energy efficiency, maintain thermal comfort, and create a serene living environment in your luxury home. Our insulation solutions are designed to meet or exceed industry standards, ensuring that your home is well-insulated and provides exceptional comfort throughout the year.**

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# BUILDER SPECIFICATIONS

Exterior Siding: The exterior of the building will be adorned with high-quality Hardie board and batten siding, known for its exceptional durability and aesthetically pleasing finish. To ensure optimal protection against moisture intrusion, a moisture barrier Tyvek Wrap will be meticulously installed.

Roofing: The roof will be equipped with 30-year composition shingles renowned for their outstanding durability and ability to withstand various weather conditions.

Energy Efficiency: The construction incorporates radiant barrier technology to enhance energy efficiency by minimizing heat transfer. All windows will be double insulated with Low E Glass, providing excellent insulation and reducing energy consumption. The sliding doors will also feature Low E Glass for energy efficiency.

Gutters: The property will be equipped with gutters to efficiently channel rainwater and prevent water damage to the building and its surroundings.

Fireplaces: The living room will feature a Heat & Glo Modern 42" Gas Direct Vent fireplace with remote control, providing both warmth and a stylish focal point. The patio will be equipped with a "Courtyard Outdoor fireplace, featuring electric start for added convenience and enjoyment. Additionally, the master bedroom will boast a 55" Linear Electric fireplace with remote control, creating a cozy and luxurious ambiance.



**As a luxury home builder, we prioritize the use of high-quality materials and cutting-edge features to ensure that our homes not only exude elegance but also provide optimal comfort, durability, and energy efficiency.**

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# PLUMBING SPECIFICATIONS

Tankless Water Heater: The plumbing system of the building includes a tankless water heater. This type of water heater provides on-demand hot water, efficiently heating the water as needed. Tankless water heaters offer benefits such as energy savings, continuous hot water supply, and space efficiency.

1-1/2" Water Line: The water line in the building is designed with a 1-1/2" diameter, ensuring an adequate water flow rate and pressure throughout the plumbing system. This larger water line diameter supports the efficient delivery of water to various fixtures and appliances in the home.

PEX Water Piping: All water piping in the building is made of PEX (cross-linked polyethylene). PEX is a flexible and durable material that is resistant to corrosion and scale buildup. PEX piping is known for its ease of installation and ability to maintain water quality. It provides a reliable and efficient water distribution system throughout the home.

Gas Line for Outdoor Kitchen and Fireplace: The plumbing system includes a dedicated gas line specifically designed to serve the outdoor kitchen and fireplace. This gas line ensures a safe and efficient supply of gas for the outdoor cooking appliances and the fireplace, allowing you to enjoy the convenience and comfort of these amenities.

**At our luxury home building company, we prioritize the implementation of high-quality plumbing systems. Our plumbing specifications are carefully planned and executed to provide efficient water delivery, energy-saving solutions, and the necessary infrastructure to support your outdoor amenities.**

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# ELECTRICAL SPECIFICATIONS

Copper Wiring: All wiring in the home is made of copper. Copper wiring is known for its excellent conductivity and durability, ensuring efficient and reliable electrical connections throughout the property. Copper wiring is the industry standard for residential electrical systems due to its superior performance and long-term reliability.

Electrical Panels: The electrical system of the home includes two panels. The main service panel is located in the garage, serving as the primary distribution point for electricity entering the home. Additionally, there is another electrical panel located in the upstairs laundry room, providing convenient access to electrical circuits in that area of the house. These panels ensure effective distribution of electricity to various circuits and ensure safety through circuit protection mechanisms.

EV Outlet in Garage: The garage is equipped with an Electric Vehicle (EV) outlet. This dedicated outlet is specifically designed to provide a convenient and safe power supply for charging electric vehicles. With the EV outlet in place, you can easily charge your electric vehicle at home, enhancing the convenience and practicality of owning an electric vehicle.

EV Outlet in Garage: The garage is equipped with an Electric Vehicle (EV) outlet. This dedicated outlet is specifically designed to provide a convenient and safe power supply for charging electric vehicles. With the EV outlet in place, you can easily charge your electric vehicle at home, enhancing the convenience and practicality of owning an electric vehicle.

**Our commitment to electrical excellence ensures the use of high-quality copper wiring throughout the home, enabling efficient and reliable electrical connections. The inclusion of multiple electrical panels and an EV outlet in the garage reflects our focus on convenience, safety, and accommodating modern electrical needs in luxury homes.**

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# TECH SPECIFICATIONS

CAT 6 and Coaxial RG6 Wiring: All rooms in the home are wired with CAT 6 wire and coaxial RG6 cable. CAT 6 wiring provides high-speed and reliable network connections for computers, telephones, and other data devices, ensuring efficient data transfer throughout the home. Coaxial RG6 cable is used for television and video signals, allowing for quality video and audio transmission.

Speaker Wiring: The game room, media room, kitchen, dining room, exterior porch, master bedroom, and bathroom are all wired for speakers. This wiring enables the installation of speaker systems in these areas, allowing for immersive audio experiences and entertainment throughout the home.

Security Camera Wiring: Strategic areas such as the front door, side yard, back yard, and back patio are wired for security cameras. This wiring infrastructure supports the installation of security cameras to provide surveillance and monitoring for enhanced home security.

Full Prewired Security System: The home is prewired for a full security system, including all doors and windows upstairs and downstairs. This prewiring facilitates the installation of a comprehensive security system, ensuring the protection and safety of the property.

Glass Break Sensors: The home is wired for glass break sensors, which enhance the security system by detecting the sound frequency associated with breaking glass. This feature adds an extra layer of protection and prompts immediate responses to potential intrusions.

Surround Sound Wiring: The living room and game room are wired for surround sound systems. This wiring configuration allows for the installation of surround sound speakers, creating a captivating audio experience for entertainment purposes.

**Our focus on audio, computer, telephone, and security aspects ensures that your luxury home is equipped with the necessary infrastructure to support modern technology and provide a safe living environment. The incorporation of wired connections, speaker wiring, security camera wiring, and prewired security systems reflects our commitment to convenience, entertainment, and enhanced home security.**

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# DOORS

The exterior front door is a 4-lite double Simpson door. This door design features four glass panels, creating an elegant and visually appealing entryway to the home.

All interior doors in the home are 8" solid core one-panel doors. These doors provide a high-quality and luxurious feel, enhancing the overall aesthetic of the interior spaces.

# COUNTERTOPS

All countertops in the home are made of quartz, offering durability, beauty, and easy maintenance.

# FLOORING:

The hardwood flooring throughout the home is engineered European White Oak, measuring 7 ½ inches wide and 9/16 inch thick. This flooring option provides a luxurious and timeless appeal.

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# APPLIANCES

The kitchen is equipped with Thermador kitchen appliances, renowned for their high-quality and performance.

A built-in Avallon wine fridge is installed in the butler's pantry, and a beverage fridge is placed in the game room, providing convenient storage for drinks.

# GARAGE

The garage door is a custom door with cedar paneling, providing a unique and visually appealing entrance to the garage.

The garage floor is finished with epoxy, enhancing durability and aesthetics.

A 1 HP door opener is installed for smooth and efficient garage door operation.

# AC & HEATING

The A/C and heating system consists of two total systems: a 5-ton and a 4-ton Carrier system. These systems are designed to provide efficient cooling and heating throughout the home.

Two Carrier furnaces are included, along with two 4" media air filtration systems, ensuring clean and filtered air circulation.

The ductwork throughout the home is R-8, providing excellent insulation and energy efficiency.

# INTERIOR TRIM

The home features 8" baseboards, adding an elegant touch to the interior design.

All cabinets and carpentry work in the home are custom-built on-site, allowing for tailored and high-quality finishes.

# DRYWALL

The drywall used is 1/2-inch sheetrock, providing a sturdy and durable wall structure.

The finish is a level 5 smooth finish with no texture, creating a sleek and modern appearance.

The garage area is equipped with 5/8-inch fire-rated sheetrock, ensuring safety measures are met.

# STAIRS

The steps' subfloor is made from 1-1/8 inch thick Avantech subfloor, providing a sturdy and reliable foundation for the stairs.

White oak custom-built steps are installed, complementing the overall design of the home.

The hand railing is a wrought iron custom-made handrail, combining functionality and aesthetics.

# LIGHTING

All cans in the home are LED lights, offering energy-efficient and long-lasting illumination.

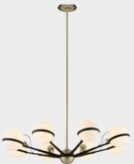
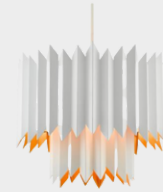
Undercounter lights are also LED, providing focused and functional lighting in specific areas.

The front entry features three gas lanterns, adding a charming and welcoming ambiance.

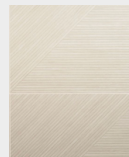
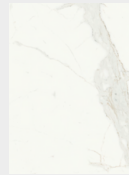
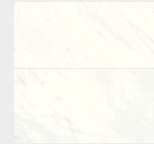
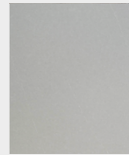
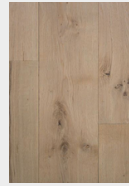
Electric lighting is installed in the rear area of the home.

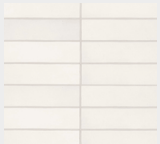
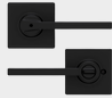
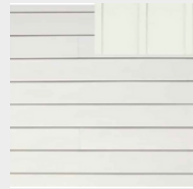
The back patio is equipped with a ceiling fan and chandelier, combining comfort and style.











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# PROPERTY FEATURES

1318 Overhill Street  
Houston, TX 77018

Completely new construction  
with luxury design.



5,300 sqft / 6,500 sqft



6 bedrooms



5.5 bathrooms



Thermador 48" gas stove



Outdoor kitchen & patio



2-car detached garage

## Property highlights

Transitional design blends neutral colors & stunning selections for the ultimate living experience. Custom built-in features, modern farmhouse styling & hand selected lighting that add just the right ambiance. This 2 story home hosts 11 foot ceilings on both floors, white oak cabinets & gorgeous hardwood floors with ultimate attention to details and finished throughout.

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Offered at \$1,799,000

The property is for sale. Visit our website or contact Alex McCauley for walk through scheduling.

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Alex McCauley  
alexccauley@kw.com  
www.alexandrameganhomes.com

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# OAK FOREST

Welcome to the neighborhood!

Oak Forest neighborhood is an ideal place for anyone looking for a welcoming community that is conveniently located to various activities. The neighborhood is known for its friendly residents who are always happy to lend a helping hand. Additionally, Oak Forest is situated in a prime location, making it the perfect spot for outdoor enthusiasts. The neighborhood is located near a popular biking and hiking trail, providing easy access for those who enjoy exploring the great outdoors. If you're looking for a place that is centrally located and has a strong sense of community, Oak Forest is the perfect choice for you. Don't miss out on the opportunity to live in one of the best neighborhoods in town.

## Community

- 33 1/3 @ 34th Center
- Whole Foods 365
- Starbucks
- Pinks Pizza
- Gatlins Barbeque
- White Oak Bayou Greenway Trail
- Oak Forest Park

## Schools

- Stevens Elementary
- Oak Forest Academy
- Garden Oaks Montessori
- Oak Forest Academy
- Black Middle School
- Durham Elementary

Contact us: [alexmccauley@gmail.com](mailto:alexmccauley@gmail.com) | (831) 234 4882

[WWW.ALEXANDRAMEGANHOMES.COM](http://WWW.ALEXANDRAMEGANHOMES.COM)



# OAK FOREST

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