

General Description

- 3 bedroom 2.5 bath, open concept designed home.
- Approximately 2469 square foot of living space.
- Free standing, fee simple.
- Two stories
- Two car garage with remote control.
- 1 year builder warranty/ 10 years framing and foundation with Strucsure.
- Decorative wrought Iron Gate.
- Privacy fence on three sides of the house.
- Area drains in backyard, side, and front of house.

Standard Specification

- Energy efficient tech shield decking on the roof.
- Security system ready for your provider.
- Energy efficient double paned windows with Low-E glass.
- Wired for security camera at front of house.
- R-38 blown insulation in attic R-13 in walls and R-19 in hot walls as well as the ceiling.
- 16 seer A/C units zoned for each floor.
- Natural gas furnace.
- Professionally engineered foundation, framing, and wind storm.
- Cat 5 wiring and coax cable.
- 30 years composition shingle roof with ridge vent.
- Wood floor in upstairs media room/study and hallways.
- Brand name plumbing fixtures.
- Double crown molding downstairs, media room/study, and hallways.
- Tankless water heater.
- Brick and Hardie Plank exterior.
- Utility room with gas and electric connection.
- LED recessed can lighting throughout the home.
- Full seamless gutters.

First Floor

- Solid mahogany front door
- Prewire for surround sound in living room.
- Wood floor in living, dining, kitchen, and entry.
- 10 foot ceilings.
- Powder room with designer console vanity.
- Ceiling fan in living area with remote.
- Wall to wall windows for more natural light.
- Bar area with decorative wine rack, back splash, shelves, white quartz with “veining”, gray cabinetry underneath.
- Cat 5 and coax wiring.

Kitchen

- 42’ upper cabinets
- Grey island cabinets with white perimeter cabinets.
- White quartz counter tops with “veining”.
- Decorative tile backsplash
- G.E. stainless steel appliances café includes gas range and dish washer.
- Stainless steel sink
- Built in Microwave.

Master Bedroom

- Coffered ceilings approximately 12’
- Large walk-in closet with built in cabinets and custom shelving.
- Dressing area
- Ceiling fan with light kit
- Cat 5 and coax wiring.
- Engineered wood floor.

Master Bathroom

- Double vanity with white quartz tops with “veining” and accent tile back splash
- Decorative sinks and elegant fixtures
- Separate shower with floor to ceiling tile and glass enclosure
- Free standing decorative tub
- Spacious linen closet
- Sky light that floods the room with natural light
- White quartz counter tops with “veining”.
- Niche area with glass shelves.

Media/Study Room

- Cat 5 and Coax
- Windows for natural light
- Engineered wood floor.

Two Secondary Bedrooms

- Walk in closets.
- Ceiling fans with light kit.
- Engineered wood floor.

Secondary Bathroom

- Tile floor and white quartz counter tops with “veining” and accent tile back splash.
- Tile surrounds the tub/shower area.
- Porcelain sink
- Elegant features

Miscellaneous

Schools	
Elementary	HISD
Middle	HISD
High	HISD

Tax Rate= 2.5237

