

Feature Sheet

**Address: 1610 23rd St
Hempstead, TX 77445**

Exterior Features:

- Sherwin Williams exterior + interior colors
- James Hardie siding + trim
- Three tab 25 year shingles
- Two hose bibs located around the home
- White vinyl double paned energy efficient tilt sash windows (makes for more convenient cleaning)
- Front and back covered porches
- Oversized back yard.

Interior Features:

- Larger 3 1/2" baseboard with matching 2 1/2" door trim
- Raised 2 panel doors
- All bedrooms and baths have privacy locks
- Custom closet storage layout in walk-in primary closet
- Cabinet knob hardware included in the kitchen and bathrooms
- Cable outlets installed in all bedrooms + one in the family room
- Smoke detectors installed per current code
- Childproof electrical outlets
- Arc-Fault outlets
- Ceiling fans located in the family room, primary bedroom, as well as in bedrooms 2 + 3

Kitchen Features:

- Standard 30" wood upper cabinets
- Concealed hinges
- Adjustable shelves for upper + lower cabinets
- Formica countertops with straight edge profile
- 4" formica backsplace
- Water line for refrigerator
- Black appliances

Bathroom Features:

- Bachelor height wood base cabinets
- Formica countertops with drop in sink
- Double sink vanity in the primary bath

Feature Sheet cont.

- Moen centerset faucets and tub/shower fixtures
- Elongated toilets in the primary + hall bathrooms
- 8 ft ceilings throughout
- LED lights located above the primary shower

Flooring:

- Luxury vinyl wood plank flooring
- Level 1 carpet

Construction features include:

Vinyl framed, Low E2 double pane, high performance windows with easy tilt sash for convenient cleaning.

Sill seal between slab and exterior plates to act as a gasket

Programmable thermostat

Jump ducts in all bedrooms to help balance hot and cold area in the home

R-13 in all exterior walls

R-30 insulation in all flat ceilings

