

Ashland Estates

SELECTION PACKAGE

ASHLANDESTATES



Buy. Sell. Build. Invest.
Work with Houston's Best


CitiQuest
PROPERTIES

FEATURES & SPECIFICATIONS

Enjoy the perfect blend of classic architecture, modern amenities and large outdoor space. These homes are a true masterpiece!

Highlights

- Stunning new construction in the Heights, walking distance to local favorites.
- First floor living
- Custom site-built carpentry throughout with soft close and full extension drawers
- JennAir® appliances
- Bar with wine cooler and rack
- 42" gas fireplace
- 11' High Ceilings
- LED recessed lighting
- Tankless water heater
- Two A/C Units
- Under cabinet lights and outlets
- Mudroom with storage and racks
- Aluminum windows and doors
- Covered 10' patio
- Private 35' backyard
- 16' Black Aluminum French sliding patio door with 10' opening
- Extended private driveway with 7' Carport
- Oversized two-car garage
- Decked attic space for additional storage
- RockWool Insulation for noise reduction
- Custom slated wood trim throughout
- Level 5 Drywall (no texture)
- Natural wood interior/exterior accents
- High-end custom cabinets, molding/trim
- European White oak ENG hardwood floors
- Solid core doors
- Custom Wrought Iron staircase railing
- Energy efficient features
- Sustainable building materials
- No HOA

Upgrades

After purchase, house has space for numerous personal upgrades and customizable features such as:

- E/V ready
- Built in media cabinets
- Conversion of game room into fourth bedroom
- Backyard outdoor kitchen

Primary Bedroom

- Private primary balcony
- Oversized walk-in closet with custom built-ins and island
- Spa-like primary bathroom with stand-alone tub and walk-in shower
- Dimming lights
- Makeup vanity
- Vanity drawer outlets

Outdoor Space

- 4,000 SQFT Lot
- Large 35' backyard
- Covered 10' patio with outdoor living, pre-wired for media/security camera, and outdoor kitchen
- Covered front porch
- Pool Ready
- Custom landscaping with concrete form

Tech Features

- Nest zoned thermostats
- Wired ethernet ready
- Internet access point ready
- Balcony and patio lighting
- Exterior easy access plugs
- Smart garage door opener
- Outlets and media connections for outdoor space
- POE camera ready (interior and exterior)

APPLIANCES



48" Rise™ Gas Professional-Style Range



48" Hood Range with Custom Wood Design



JennAir RISE 24" Dishwasher - Stainless Steel



JennAir 42" Built In Side by Side Refrigerator with custom wood doors UPGRADE



Frigidaire Gallery 24" Wine Cooler with 52-Bottle Capacity



42" Gas Fireplace

DOORS AND CABINETS



Light 6-Single
36 X 81 Black
Stainless

Location: Entry



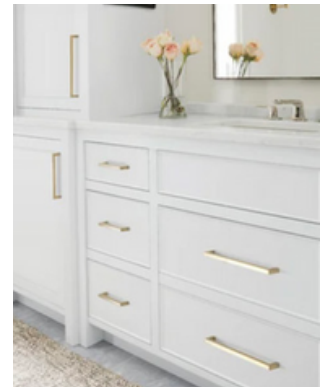
Pure White 8' Solid
interior Door

Location: All
Interior Doors



Black Glass Slider

Location: Rear Door/
Living Room



Custom white
modern cabinets

Location: Kitchen
and Bathrooms

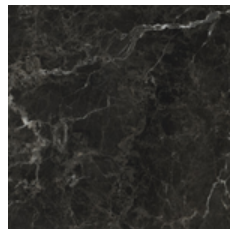
COUNTERTOPS

MILLWORK/DRY WALL



White Quartz

Location: Kitchen/
Primary
Bath/Bathrooms



Black Quartz with
White Vains

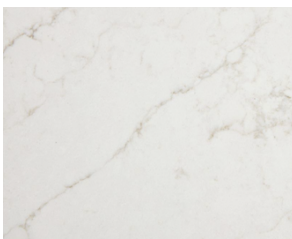
Location: Powder
and Bar



Baseboards Finish:
SW 7042 Shoji
White 8" with
Outlets



Custom Slatted Wood
Accent Fireplace



White Quartz

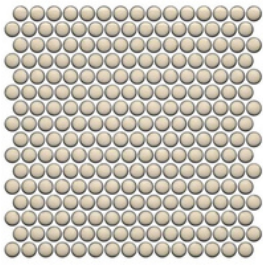
Location: Bath 2



White Quartz

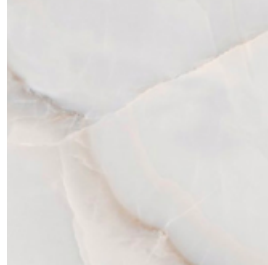
Location: Bath 3

TILE



Shower Floor Tile

Location: Primary Bath on 1028 Unit



Floor and Walls

Location: Primary Bath on 1028 Unit



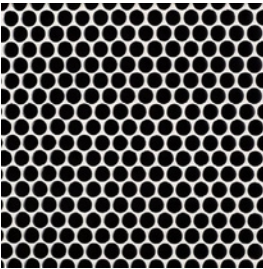
Bathroom Floor

Location: Primary Bath on 1026 Unit



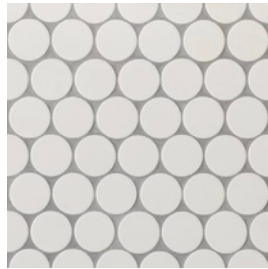
Shower Wall

Location: Primary Bath on 1026 Unit



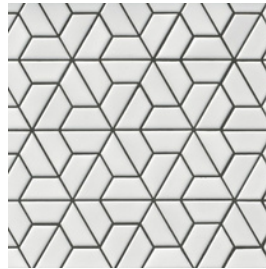
Shower Floor Tile

Location: Primary Bath on 1026 Unit



Shower Floor

Location: Bath 2



Shower Wall

Location: Bath 2



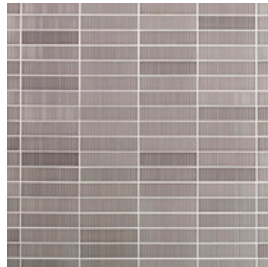
Bathroom Floor

Location: Bath 2



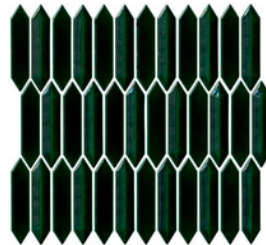
Bathroom Floor

Location: Bath 3



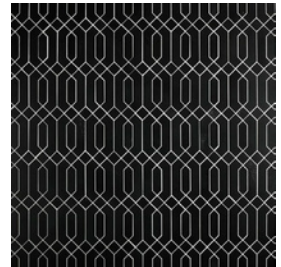
Tub Wall

Location: Bath 3



Bar

Location: Bar Backsplash



Powder Room

Location: Bathroom Walls



Laundry Room Floor

LIGHTING



Vanity Light

Location: Primary Bathroom



Vanity Light

Location: Primary Bathroom



Vanity Light

Location: Powder



Outdoor Lighting

Location: Exterior



Lupe Wall Sconce

Location: Bathroom 2 and 3



Outdoor Lighting

Location: Exterior

SINKS/TUBS/TOILETS



Bathroom 2 and 3



Primary Bath



Kohler Single Bowl
Kitchen Sink



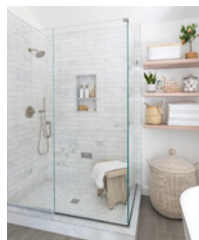
Primary Bath, Bathroom
2, Bathroom 3

GLASS/MIRROR



Mirror trim J-Mold

Location: Primary,
Bath 2 & 3, Powder



Frameless Shower

Location: Primary

PLUMBING



Single Bowl Kitchen Sink
Location: Kitchen



Faucet Body
Location: Kitchen



Disposal Stopper Flange
Location: Kitchen



Bathroom Sink Faucet Trim Kit
Location: Powder Room



Undermount Bathroom Sink
Location: Bath 2 and 3



Tub Shower Drain
Location: Bath 2 and 3



8" Widespread Bathroom Sink Faucet
Location: Bath 2 and 3



Faucet Shower Faucet Trim Kit
Location: Bath 2



Tub and Shower Faucet
Location: Bath 3

PLUMBING



8" Widespread Bathroom Sink Faucet

Location: Primary Bath



Rain Shower Head

Location: Primary Bath



Shower Faucet Trim Kit

Location: Primary Bath



Hand Held Shower

Location: Primary Bath



Floor Mounted Tub Filler with Hand Shower

Location: Primary Bath

HARDWARE



Entry Door Handleset
in Iron Black

Location: Entry



Interior Lock Lever in
Matte Black

Location: All Interior
Doors



Kwikset Deadbolt

Location: Per Plans



Door Hinge

Location: Per Plans



Matte Black Toilet Paper
Holder

Location: All Bathrooms



Towel Bar

Location: 2nd baths
Master bath - Gold /



Rain Shower
Head

Location: Primary
Shower



Paper Towel
Holder

Location: Kitchen

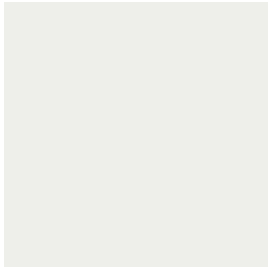


Gold Drawer
Handles and Pulls

Location: All Kitchen

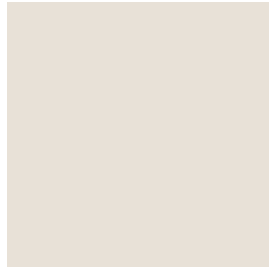
Cabinets

PAINTING & FLOORING



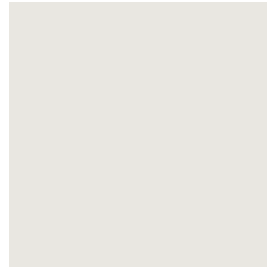
SW 7005 Pure
White

Location: Secondary
Cabinets, Baseboards,
Doors and Ceilings



SW7627 White
Heron

Location:
Primary Cabinets



SW7004
Snowbound

Location: All Walls



Engineered Hardwood
White Oak Casa Blanca
European White Oak

Location:
Foyer
Living
Dining
Bedroom 4/ Gameroom
Kitchen
Pantry
Hallway
Primary Bedroom &
Closet

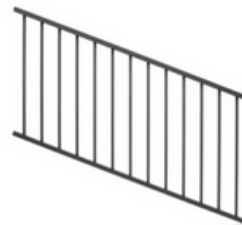
STAIRS



Stair Treads - Pre Engi-
neered Hardwood
Color: White Oak



Stair Risers



Wrought iron stair
spindles and railing

ELECTRONICS



In outlet drawer

Location: Primary Bath



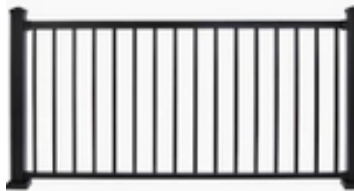
Nest Wifi Thermostat

Location: House

EXTERIOR



Oversized Address Numbers



Iron Balcony Railing

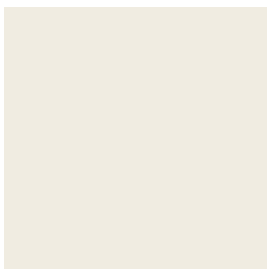
Location: 1026 and 1028
Ashland



Black Aluminum Windows



8' Cedar Fence



SW7551 - Greek
Villa

Location: Exterior
Paint Color for
1028 Ashland



SW7048 - Urban Bronze

Location: Exterior
Paint Color for
1026 Ashland



Buy. Sell. Build. Invest.
Work with Houston's Best

MARKETED BY



DEVELOPED BY



WWW.CITIQUESTPROPERTIES.COM

No guarantee is made that features, amenities, and material depicted in package will be provided. Items are subject to change. Buyer acknowledges that selections may not represent exactly the Property. Selections are subject to change depending on availability, changes in design and components made after the construction of the property. Seller, at seller's discretion, reserves the right to change selections and specifications without notification. The selection package supersedes any property description including but not limited to property websites, floor plans, marketing campaigns, multiple listing services, social media campaigns, etc.