



122 & 124 EDGEWOOD ST. Houston, Texas 77011

Property Highlights

Introducing a stunning 2-bedroom, 2.5-bathroom modern East-End home nestled in a private, 2-home gated development in Houston's vibrant East End. Boasting 1,579 square feet of living space and a 2-car private covered parking, this gem is just a block away from Eastwood Park, within walking distance to the Houston METRORail, and approximately 3 miles from the University of Houston Downtown (UHD). Surrounded by history, thriving businesses, and entertainment, this development offers unparalleled quality assurance, structural integrity, and contemporary interior finishes. Enjoy environmentally friendly features, a stylish kitchen, and luxurious bathrooms in this exceptional residence. Don't miss the opportunity to live in a neighborhood that seamlessly blends urban living with modern comforts.

Standard Features

Quality Assurance

- 20 Year structural warranty;
- 2 Year Warranty on Plumbing, Electrical & A/C;
- 1 Year Warranty on Builder workmanship;
- EPA Partner for Energy, Water and Air;
- Engineered foundation inspected at 3 stages;
- Framing inspected and certified on every home;
- 3rd Party quality inspections at multiple stages;
- 3rd Party energy rating & testing at two-stages;
- Daily inspections by experienced construction staff;
- Windstorm engineered for speeds of up to 110 MPH;
- 10 code-enforcement municipal inspections;
- 100% quality materials (above required standards);
- Workmanship quality is held to the highest standard;
- Supported by the Greater Houston Builders Association;
- Member of the Texas Association of Builders;
- Member of the National Association of Builders.

Structural Integrity

- Post-Tension slab foundation with 3,000 PSI concrete;
- Incorporates systems to prevent water intrusion;
- 1-1/8 in. Advantech subfloor on second floor;
- 2x4 #2 grade studs spaced at 16 in. on-center;
- 110 MPH windstorm engineering;
- 7/16 in. OSB full home sheathing wrap;
- Utilizes high-quality materials for long-lasting durability.

Interior

- Contemporary/modern styled upgraded interior finishes;
- Spacious walk-in closets in Primary Bedroom;
- Luxury plank flooring throughout 2nd floor of the home;
- Beautiful upgraded tile floors in all full bathrooms;
- Square drywall corners with light wall texture;
- Sherwin Williams high-quality interior paint;
- Raised two-panel square interior decorator doors;
- Phone and cable provided in living area & bedrooms;
- Modern ceiling fans in Primary Bedroom and Family;
- Blocked and wired for fans in secondary bedrooms;
- Upgraded designer light fixture package standard;
- Upgraded designer door and bath hardware;
- Functional utility room with shelving;
- Modern rocker light switches;
- Modern square baseboards throughout the home;
- Spacious ceilings up-to 10-feet high with ceilings details.

Exterior

- James Hardie fiber cement shell with a 25-year Warranty;
- Sherwin Williams three-tone exterior paint;
- 30-year architectural shingles with lifetime warranty;

- Designer modern front door from the CRV Collection;
- Upgraded front door handle-set and deadbolt;
- Exterior lighting included standard;
- Positive drainage design to flow water away from home;
- Three hose-bibs on exterior of the home;
- Decorator address placard and mail box;

Environmentally Friendly

- EPA ENERGY STAR compliant Homes;
- EPA WaterSense compliant Homes;
- EPA airPLUS compliant Homes;
- Smart programmable thermostat;
- TechShield radiant barrier roof decking;
- 16-SEER Energy efficient air-conditioning;
- Soffit and roofing ventilation;
- Energy Star certified appliances;
- Low emissivity energy efficient windows with screens;
- LED compact lighting;
- Environmentally H2O friendly commodes;
- High-capacity eco-friendly water heater;
- Air sealed windows, doors & penetrations;
- Level-5 insulation for comfort & reduced noise;
- PEX plumbing system installed for water quality;
- Water-proof double layer exterior shell.
- Built using carbon footprint reduction best practices.

Kitchen

- Modern Shaker Cabinetry with 6-inch bar pulls;
- Upgraded soft close hinges in select locations;
- Stainless steel appliances with free standing gas range,
- Microwave/range hood combination vented to the exterior;
- Efficient upgraded eco-wash cycle dishwasher;
- Quartz Countertops and field tile designer backsplash;
- Three pendent lights over the island;
- Gas connection supplied to range standard;
- High-efficiency garbage disposal standard;
- Stainless steel large basin under-mount kitchen sink;
- Upgraded modern kitchen sink faucet with sprayer;
- Ice-maker hook-up for refrigerator.

Bathrooms

- Modern Shaker Cabinetry with 6-inch bar pulls;
- Comfort height double vanity in Master Bathroom;
- Marlana countertops with square under-mount sinks;
- Modern designer bathroom fixtures/accessories;
- Polished edge mirrors over all bath vanities
- Comfort height elongated toilettes in all bathrooms;
- Upgraded frameless walk-in shower with doorless entry;
- Upgraded tile flooring full bathrooms and walk-in shower;
- Upgraded bathroom wall tile.

VA, FHA and Conventional Financing Approved

Builder reserves the right to make changes in the plans and specifications, to change the features and or substitute material of similar quality without notice. Energy use and costs for all Homes will vary based on a variety of factors such as home type, plan options, features, usage, orientation, site, and or utility rates, climate and operation of the home. Please contact CRV Homes for more details. Prices subject to change without notice. Void where prohibited. Rev. 3/23/2023.



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