

712 W 22nd Spec Sheet

Exterior Features and Finishes

- Hardie Plank
- PEX water piping system
- Garage Door Opener
- Solid Wood Front Door
- Metal gutters
- Exterior lighting
- Automobile Charging Plug can be added

Construction

- 2 x 4 Framing
- 30-year composite shingles
- Hurricane straps installed for additional reinforcement

Efficiency

- Double Pane Low-E Windows
- 16 SEER HVAC system (Trane or similar)
- 2 Smart Thermostats (Zoned)
- Recessed LED canister lighting
- 50-gallon gas water heater
- Radiant Barrier Roof Decking

Insulation

- BATT insulation in exterior walls and exposed areas
- Foam closed cell insulation in garage
- R 13 Fiberglass Batts in interior walls
- R 30 blown insulation in attic
- Poly seal foam doors, windows, bottom plate and attic baffles installed

Technology

- Security system
 - Keypads located on first floor and in primary bedroom
 - Wired security contacts on all first-floor windows and doors
 - Pre-wired for outdoor security cameras in front and back
- Pre-wired for surround sound in family room

Certifications

- ACES builder's warranty
- City of Houston approved final inspection
- Third party air leak pressure test

Interior

- Solid core doors
- Black wrought iron balusters on staircase. Stained wood handrails and posts.
- Metal closet rods
- Decked attic for storage

Kitchen (14'x8')

- Prefabricated shaker style cabinets
- Recessed LED canister lighting
- Undermount single basin stainless steel sink
- Appliance Package

Powder Bath (7'x5')

- White cabinets
- Recessed LED canister lighting
- White rectangular ceramic sink
- Mirror framed with wood trim

Dining Room (10'x8')

- Open floor plan
- Recessed LED canister lighting
- Chandelier hookup

Family Room (11'x11')

- Recessed LED canister lighting
- Ceiling fan
- Cable outlet
- Wired for surround sound

Utility Room (9' x 6')

- Gas and electric dryer connections
- Tile floors

Primary Bedroom (19' x 15')

- High ceiling
- Recessed LED canister lighting
- Ceiling fan

Primary Bath (16'x7')

- Dual vanity
- White shaker style cabinets
- Marble tile on shower walls/floor
- Marble tile floors
- All glass shower with bench
- Recessed LED canister lighting
- Two white rectangular ceramic sinks
- Mirror framed with wood trim

Primary Closet (9'x6')

- Built in shelving
- Built in dresser drawers

First Floor Bedrooms (11'x10')

- Recessed LED canister lighting
- Ceiling Fan

First Floor Bath (10'x6')

- White cabinets
- Tile Floor
- Shower/ tub combo with white steel bathtub
- Shower/tub tile
- Recessed LED canister lighting
- White rectangular ceramic sink
- Upgraded plumbing fixtures
- Mirror framed with wood trim

Third Floor Bedroom (12' x 12')

- Walk in closet
- Recessed LED canister lighting
- Ceiling Fan

Third Floor Bath (10'x6')

- White cabinets
- Tile Floor
- Shower/ tub combo tiled with white steel bathtub
- Vanity lighting
- Recessed LED canister lighting
- White rectangular ceramic sink
- Mirror framed with wood trim

Third Floor Flex (12'x11')

- Attic Access

*All finishes are subject to change