

7347 PALMETTO SPRINGS TRAIL THE ESTATES AT CANE ISLAND

Project Address: 7347 Palmetto Springs Trail

Katy, Texas 77493

Living Square Footage: 6,115

Bedrooms: 5

Bathrooms: 5 Full; 1 Half

Garage: 3-Car

Features: Thermador Appliance Package w/ Built-in Paneled Refrigerator

Golf Simulator Capability Stunning Wine Room Kohler Plumbing Package

Substantial Outdoor Living Space & Summer Kitchen

Dedicated Secure Package Delivery Closet

Start Date: December 2021

Estimated Completion Date: Q4 2022

Sales Price: Call for Pricing

















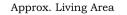




Rice Residential Design (713)984-8604

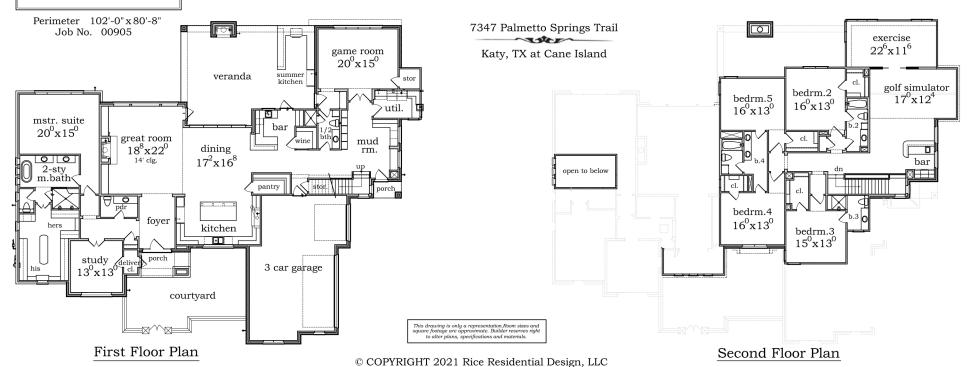


713-664-7272



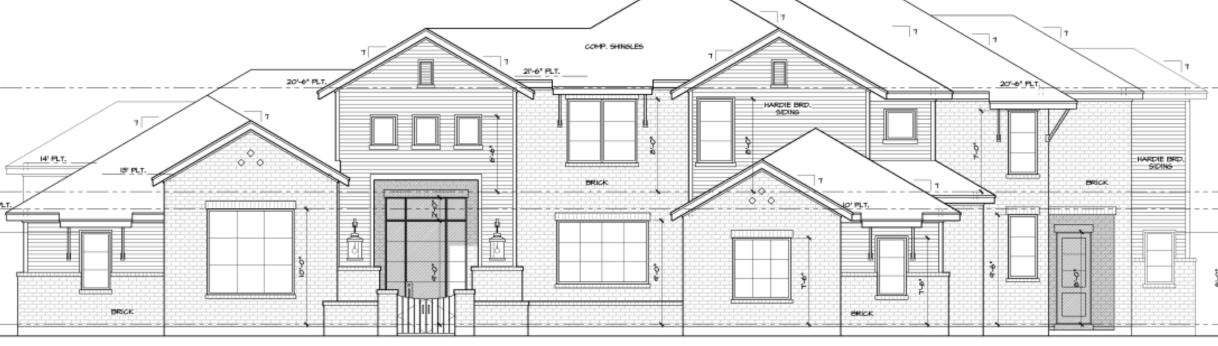
First Floor 3,669 sq. ft. 2,446 sq. ft. Second Floor Total

7,771 sq. ft.



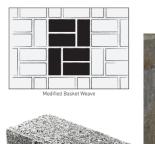
7347 Palmetto Springs Trail





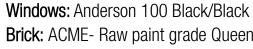












Brick: ACME- Raw paint grade Queen size brick in a Lightly slurried brick done with White Mortar

Roof: GAF Timberline NS in Charcoal

Paint: Body Color (Artisan Siding) Repose Gray SW 7015, Trim Color (Facia & Soffit) Iron Ore SW 7069

Garage: Opt. 1: Black metal grid doors with tinted glass, Opt. 2: Contemporary painted in Iron Ore SW 7069

Metal Roof Brackets: Black Gutters & downspout Color: Black

Front Door: Custom 3'0-9'0" double black iron doors with 4 divided lites and a Transom above with Clear glass

Front Porch Ceiling: 1x2 wooden planks (cedar) stained in Olympic Canyon Brown

Front Door Hardware: Emtek Lausanne Front entry set in Flat black

Louver Color: Iron Ore SW 7069

Lighting: C&M by Chapman & Myers Freeport medium outdoor pendant in Heritage Copper (16.5" W x 23.6"H) Front Courtyard Gate: 1x4 frame with same 1x2 wooden planks stacked vertically stained in Olympic Canyon

Front Porch Tile Floor: Emser tile Milestone Gray 12x24 Broken Joint

Courtyard Flooring: Opt. 1: Belgard Holland Stone Pavers in Charcoal (60mm 4 x 8 x 2 3/8) in a Modifies basket

weave layout *See picture for example, Opt. 2: Stained Concrete



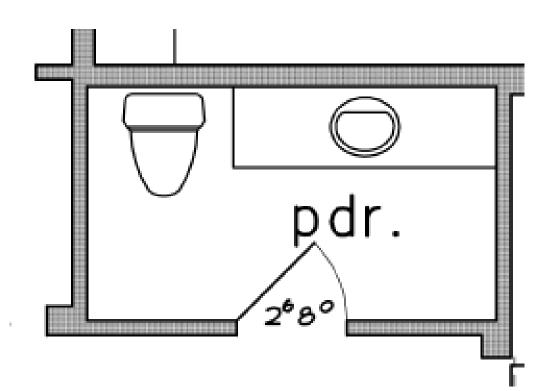




Images are for inspiration purposes only. Some of the images do not reflect the actual design choice included in the home









Paint: Walls and Trim Pure White SW 7005, Ceiling High Reflective White 7757 Vanity Accent Wall: 1x3 Trim pieces cut to make design in inspo picture in

Cabinets: Kubebath Dolce 48" modern bathroom vanity with white quartz countertop, nature wood (151943830)

Lighting: Capital Lighting Lyra 2 Light Sconce in Aged Brass (627521AD)

Interior Doors: Cascade shaker door 755 by Wester Pacific

Plumbing: Kohler Tempered Widespread Handle Faucet in Matte Black (K-22020-4-CP), Mirabelle Milazzo two-piece high efficiency toilet in White (MIRML240WH/ MIRML200WH)

Tile Flooring: Skala Vogue Gray Marble polished 3x9 stacked

Hardware: Top Knobs Kinney Pulls & Knobs with Hollin Backplate Island in Honey Bronze





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Study Room









2-2°8°

study ||S'-O" x ||S'-O"

13' CLG.

7⁶7 ⁶FIX D.L. 9 10'-0" HD. HT. R#5

PARCEL DROP RM.

Paint: Walls and Trim Pure White SW 7005, Ceiling High Reflective White 7757

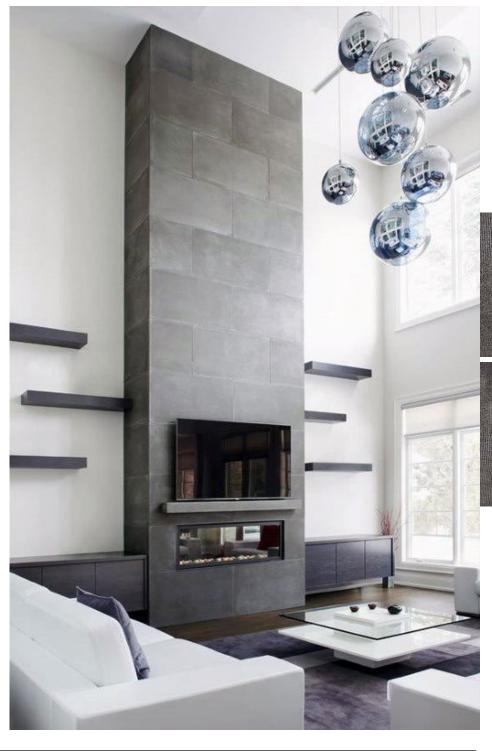
Vanity Accent Wall: 1x3 Trim pieces cut to make design in inspopicture in

Fan: Minka Aire 52" Roto Large 3 Blade ceiling fan in brushed Aluminum (MF524ABD)

Doors: Full Lite double doors painted in Black Magic SW 6991 **Flooring:** Greenworld Chateau Chenin Blanc Engineered wood

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Great Room & Dining Room



Paint: Walls and Trim Pure White SW 7005, Ceiling High Reflective White 7757

Fireplace Walls: Emser Façade Graphite 18x36

Fan: Minka Aire 60" Roto XL 3 Blade ceiling fan in brushed Aluminum (MF624ABD)

Dining Lighting: Quorum International Monument Monument 6 Light

20" Wide Chandelier 38"W (Q8507669)

Flooring: Greenworld Chateau Chenin Blanc Engineered wood



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Butler's Pantry



Pre-Plumbing for future sink and faucet



BAR





Paint: Walls and Trim Pure White SW 7005, Ceiling High Reflective White 7757 Cabinets: Flat Cabinet door style in Smokey Cashmere, Storage tower in Tricorn Black all

cabinets and Drawers to have finger groove (No hardware)- Upgrade

Flooring: Greenworld Chateau Chenin Blanc Engineered wood

Appliances: KitchenAid 24" Beverage center with glass door and wood front racks in stainless steel (KUBR204ESB) OR 15" Kitchen Aid Automatic Ice maker in stainless (KUIX535HPS)

Hardware: None

Under Knee space Tile: Add slatted panels painted in Black Magic or stained to match cabinets

Countertops: Caesarstone Organic White 4600 Polished

Plumbing: Signature Hardware Ravenel Single Hole Bar faucet in Stainless Steel (SHXCRA103SS), Mirabelle Sitka Undermount sink in Stainless Steel (MIRDM1515Z1)







3080 H FULL LITE DR.

3°46 FIX **9** 8'-0" HD. HT.

TEMPERED

actual design choice included in the home.

Mud Room



Paint: Walls and Trim Pure White SW 7005, Ceiling High Reflective White 7757 Flooring: Greenworld Chateau Chenin Blanc Engineered wood

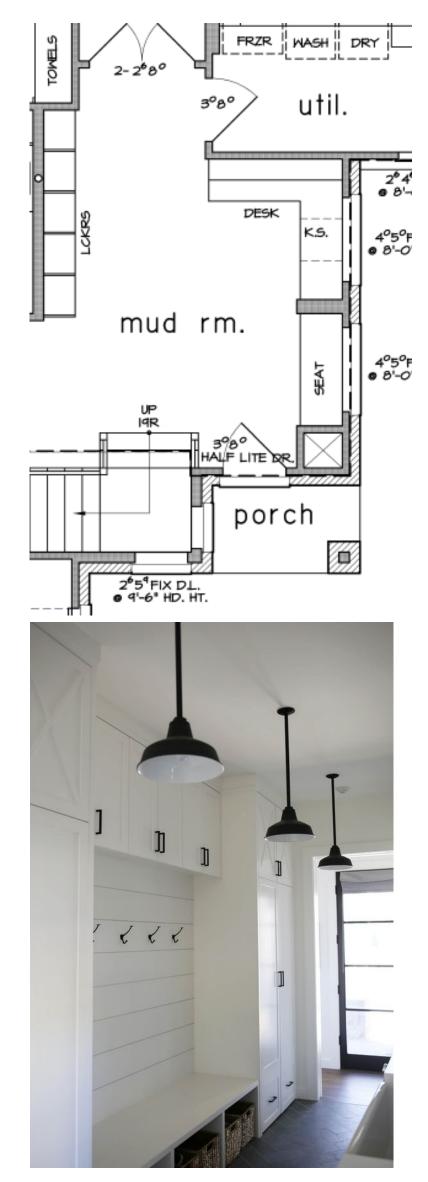
Cabinets: Modish cabinet style doors in

Glacier White

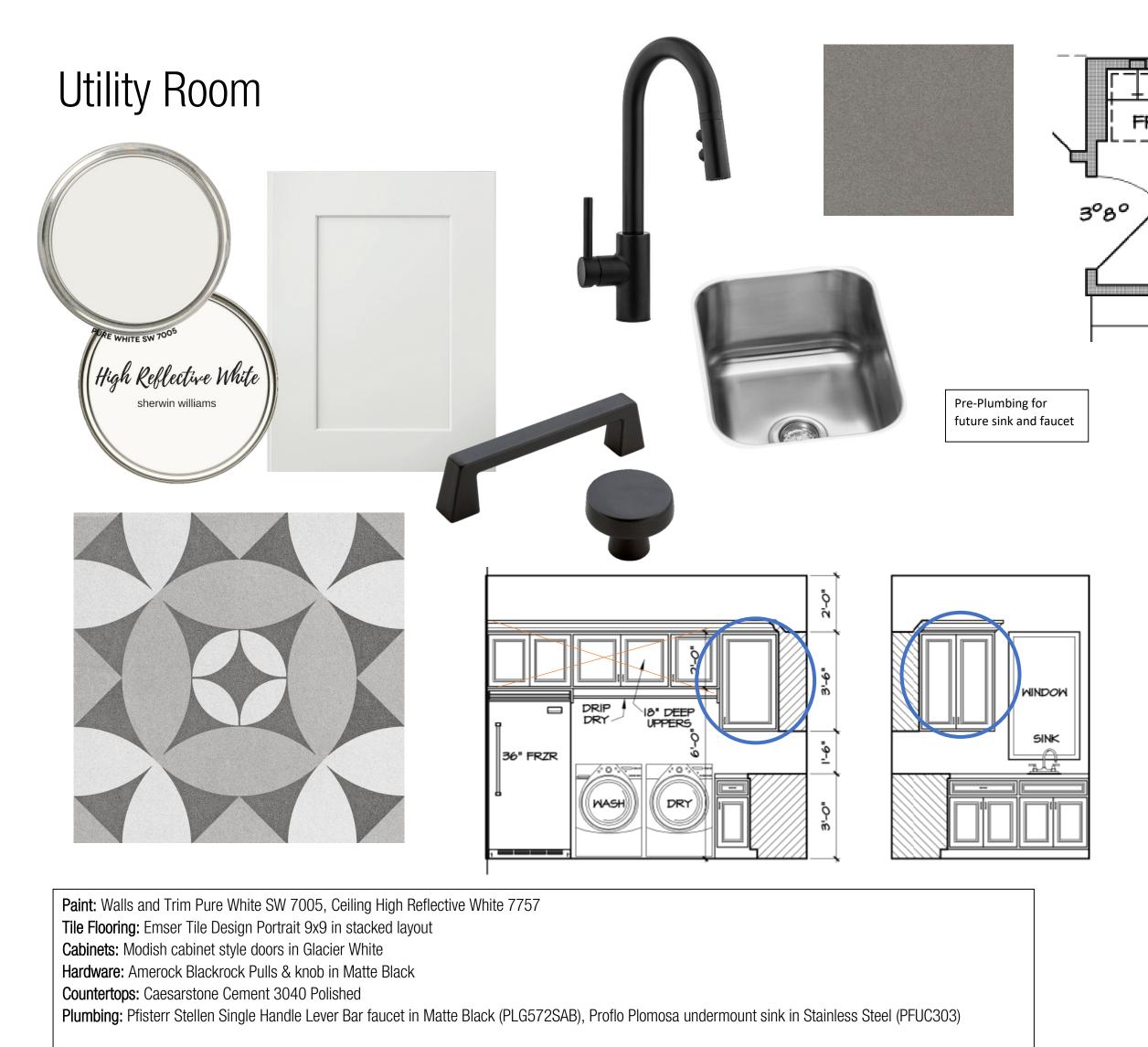
Hardware: Elements Naples knob in Matte

Black





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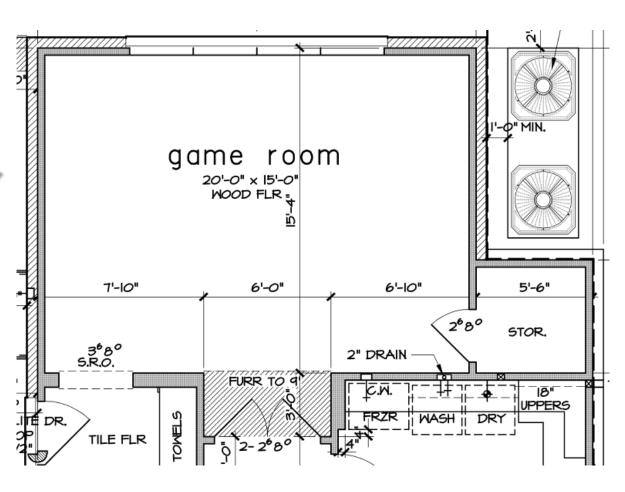


Paint: Walls and Trim Pure White SW 7005, Ceiling High Reflective White 7757, entry doors painted in Black magic SW 6991

Fan: Minka Aire 60" Roto XL 3 Blade ceiling fan in brushed Aluminum (MF624ABD)

Ceiling Accent: 1x6 Shiplap painted in Black Magic SW 6991 **Flooring:** Greenworld Chateau Chenin Blanc Engineered wood







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Paint: Walls and Trim Pure White SW 7005, Ceiling High Reflective White 7757

Tile Flooring: Tilebar Nature Antique Pebble Pram Gray Mosaic

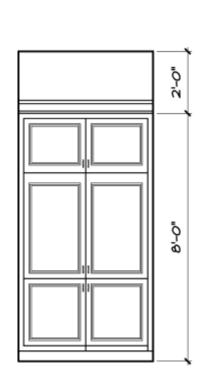
Shower Walls: Side walls (including niche) in Emser Tile Craft II White 3x12 in Horizontal Stacked layout & Emser Tile Craft II Taupe 3x12 on back wall in Vertical Stacked layout

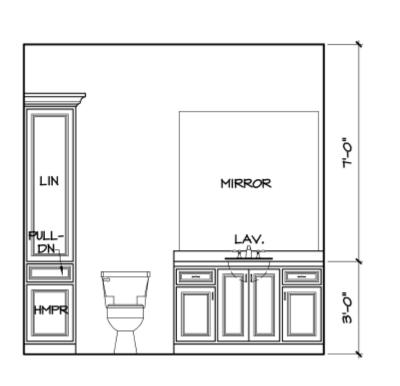
Cabinets: Modish cabinet style doors in Tricorn Black

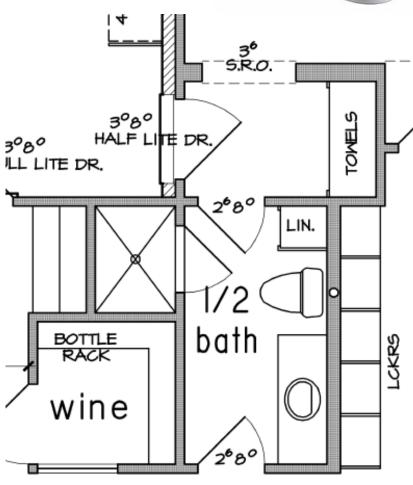
Plumbing: Kohler Tempered Single Handle Faucet in Matte Black (K-22022-4-BL), Kohler Vox Drop-in Vessel Sink with Overflow in White (K2660-1-0), Kohler Tempered Shower Trim in Matte Black (K-TS22028-4-BL), Mirabelle Milazzo two-piece high efficiency toilet in White (MIRML240WH/ MIRML200WH)

Lighting: Matteo Stellar Sconces in Matte Black (W75322BKCL)

Hardware: Elements Naples T pull in Polished Chrome **Countertops:** Caesarstone Organic White 4600 Polished







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Fireplace: Heatilator 42" Courtyard Gas Fireplace with Premium Herringbone

Interior, Standard Logs & Ebony Glass media

Tile Floor: Emser tile Milestone Gray 12x24 Broken Joint

Appliances: 36" Coyote Grill with Access doors, Atosa MCF8707GR Refrigerator Merchandiser, two-section, 54-2/5"W x 31-7/10"D x 83-1/10"H, bottom-mount (ATOS-MCF8707GR), Coyote pull out drawer in stainless steel for trash (CCPOD), 3 drawer unit in stainless steel

Fan: Minka Aire 60" Roto XL 3 Blade ceiling fan in Coal

Countertops: Absolute Black Honed Granite







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Paint: Walls and Trim Pure White SW 7005, Ceiling High Reflective White 7757

Carpet: Tuftext Gallery Row Casual Gray #00522

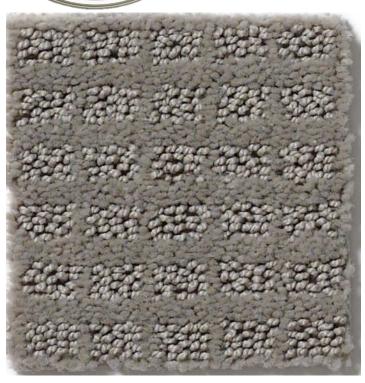
Accent Wall: Fluted wall trim on back wall painted in Pure White SW 7005

Fan: Minka Aire 60" Roto XL 3 Blade ceiling fan in Coal



Master Closet



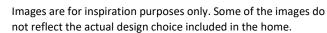








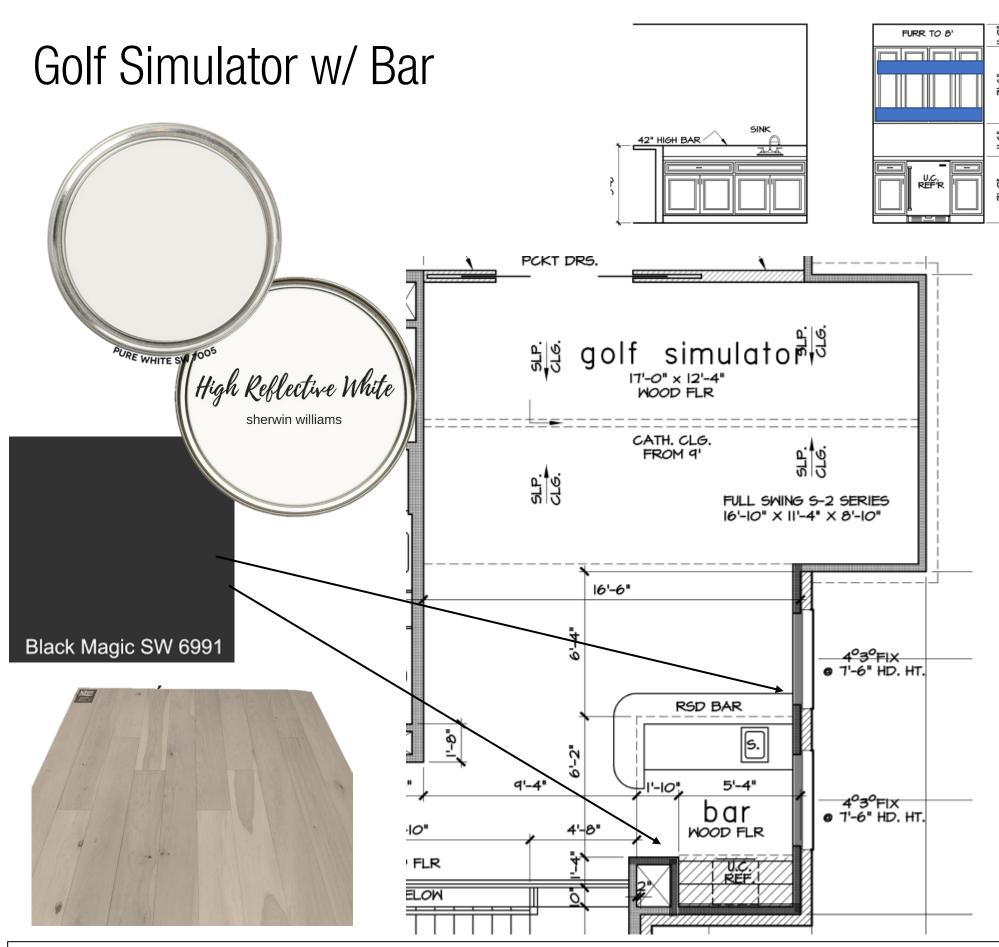






Carpet: Tuftext Gallery Row Casual Gray #00522

Cabinets: Modish cabinet style doors in Pure White SW 7005 **Hardware:** Top Knobs Square Bar pulls & Knobs in Flat Black



Pre-Plumbing for future sink and faucet

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Paint: Walls and Trim Pure White SW 7005, Ceiling High Reflective White 7757

Bar Accent Walls: Black Magic SW 6991

Cabinets: Modish cabinet Style in Tricorn Black (Change upper cabinets to floating shelves)

Countertops: Absolute Black Honed Granite

Hardware: Elements Gibson Pulls and Knobs in Matte Black Flooring: Greenworld Chateau Chenin Blanc Engineered wood

Plumbing: Kohler Crue Single Handle Lever Bar Faucet in Matte Black (K22975-BL), Elkay Classic 15-3/4 x 15-3/4 in. Drop-in and Undermount Quartz Bar Sink

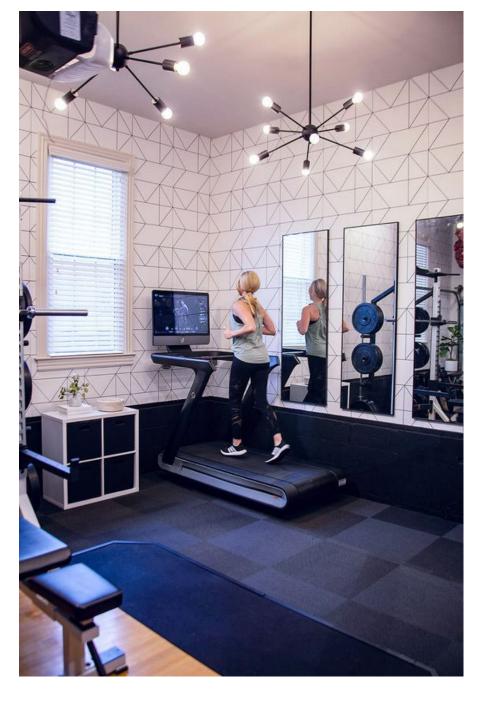
in Black (EELG1616BK0)

Appliances: Avallon 24" Beverage Center with LED and double pane glass (ABR241SGLH)





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Paint: Walls and Trim Pure White SW 7005, Ceiling High Reflective White 7757, entry pocket doors painted in black magic SW 6991

Flooring: 8mm Regrind Rubber roll in black

Fan: Minka Aire 52" Roto 3 Blade ceiling fan in Coal

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