

Features and Upgrades
1208 Sloane Manor Trace
Houston, Texas 77043

General Description:

New Construction Home built in 2023
Builder - David Weekley Homes
Home - 2,169 Sqft per builder
Lot - 2,030 per Survey
3 Bedrooms + 2.5 Bathrooms
Third floor game room/flex space
2 Car attached garage
Paved patio in backyard
6" Baseboards
Upgraded wood stair treads with enamel risers and black handrails
Wrought iron satin black balusters
Matte black door levers
Lennox 16 Seer - 2 stage air conditioning system
Pleated media filters
Fresh air system
Ecobee programmable thermostats
Jump ducts in secondary bedrooms to balance temperatures
Advanced framing with 2x6 exterior walls to allow for thicker insulation
Vinyl framed, low E2 double pane windows
Formaldehyde free fiberglass batt insulation
R3 Dow insulated sheathing
R-22 Insulated exterior wall systems
R-19 Paperless batt insulation on sloped ceilings
R-38 Insulation in flat ceilings
Diamond Level Environments for Living (Energy Efficiency Rating)
The New Energy Star 3.0 Program
Building America Program with the U.S. Department of Energy

General Description Cont:

Home Energy Rating System (HERS) in partnership with RESNET
Energy saving light package
Zurn PEX water supply system
High efficiency natural gas water heater
10 - year structural warra+C4:C21nty, 2- year warranty on portions of your home major
mechanicals, 1-year limited warranty on defects and workmanship
Centralized in-house warranty department w/ a personal Warranty Representative
Heating and air conditioning system energy usage guarantee
HardieBacker Board in all water contact areas
Anti-fracture membrane used at all seams and nails in water contact areas
James Hardie siding and trim
Specially designed rot resistant exterior door jambs
Full home gutter system
Blocked and wired for ceiling fan in family room and all bedrooms
Taexx in wall pest control system
Electrical load center with whole home surge protector
Gated enclave with a community pool, recreation area + dog park
HOA annual fee \$2,600
HOA fee includes: valet trash pickup 2x a week, recycling 1x a week,
water/sewer, front + back landscaping, pool, dog park and entry gates
HOA initial capitalization fee \$1300/\$250 transfer fee
Guest parking + wide lanes in the community

Exterior:

Fenced backyard with paved patio
Sprinkler system
Paved front driveway and walkway



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Entry:

Paved front walk way
Covered front porch
Black 8' front door with 3 lite reeded glass

Living Area (14 x 13) and Dining Area (12 x 11):

Open floor plan for flexible furniture options with extended living room upgrade
Recessed led lighting in living and dining areas
Ceiling fan in living area
Upgraded 5 light dining chandelier
Media conduit for flat screen TV
Wall of west facing windows for natural light
8' Full lite exterior door with 2" blinds
Views of backyard area
2" Blinds
6" Baseboards
Luxury vinyl flooring

Guest Powder Bathroom:

Pedestal sink with black faucet hardware
Framed mirror in black
Upgraded light fixture in black
Discreetly tucked away
Luxury vinyl flooring

Kitchen (15 x 10):

Kitchen cabinets in Harvard Extra White
Cabinet paneled island
42" Kent Moore upper cabinets
Prep for under cabinet lighting
Frigidaire Gallery Collection stainless steel appliance package
Upgraded Level 6 quartz countertops with 3cm edge
Frigidaire stainless steel gas range
Frigidaire built-in microwave
Frigidaire stainless steel dishwasher
Eat-in island
Island pendant lighting
Single basin undermount stainless steel sink
Moen matte black upgraded faucet
Pantry with fixed shelves
Trashcan pull out
Enclosed refrigerator cabinet
Backsplash in herringbone pattern
Open to living and dining areas
Larger, flexible space to configure different sized tables and furniture
Luxury vinyl flooring

LYNETTE LEW
REALTOR



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Primary Bedroom (18 x 13):

Second floor
High ceilings with ceiling fan
2" Blinds
Wall of east facing windows
Double door entry
Carpet with upgraded padding

Primary Bathroom (11 x 10):

Double undermount sinks with vanity storage
Upgraded level 4 quartz countertops with 3 cm straight edge
Separate water closet
Shower with tile set floor and semi-framed glass shower enclosure
5' Royal bath tub with black fixtures
Framed mirror in black
HardieBacker Board in all water contact areas
Anti-fracture membrane used at all seams and nails in water contact areas
2" Blinds

Primary Closet (10 x 8):

Fixed shelves
Carpet with upgraded padding

Bedroom 2 (14 x 12) and Bedroom 3 (14 x 10):

Second floor
Views of the greenbelt
Carpet with upgraded padding
2" Blinds

Full Bath (9 x 5):

Vanity with storage
Upgraded level 4 quartz countertops with 3 cm straight edge
Moen fixtures in black

Utility Area (7 x 7):

Convenient second floor location
HardieBacker Board in all water contact areas
Anti-fracture membrane used at all seams and nails in water contact areas

Game Room/Flex Room (21 x 13):

Third floor
Carpet with upgraded padding
2" Blinds
Walk-in attic access

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