Dream Kitchen

Master Bedroom and Master Bath Retreat

* Black Slate Stainless Appliance Package Includes – free –

standing 5 burner gas range, Energy Star dishwasher and microwave

•9” deep single bowl stainless steel under-mount sink

•Ice maker connection

•Granite kitchen countertops

•42” cabinets with decorative crown moldings

•1/3 horsepower garbage disposal unit

•Engineered Lux Vinyl floors in kitchen/breakfast room

•Recessed can lighting per plan

•Microwave/cooktop vent to outside

* Huge Granite Island/Bar

•Chrome faucet

* Walk-in pantry\*

Engineering and Construction Standards

•Professionally engineered and inspected post/tension foundation (inspected during pour by engineering company)

•Manufacture warranty on all appliances

•2-10 structural warranty

•Smoke detectors per National Electrical Code

•Minimum pre-wired for 2 phone jacks and 2 cable outlets

•Ground Fault Circuit Interrupter (GFCI) plugs installed per plan and code

•PEX water distribution system

•Insulated plumbing on exterior walls

•Copper electrical wiring

•Performance testing on every home/ Home Energy Rating Score (HERS)

•Third party inspections at 3 stages of construction

Energy Savings

•Thermally affiliant vinyl double pane low-E windows

•High Efficiency 16 SEER HVAC System

* R-6 Insulated ductwork for HVAC system
* Smart digital-programmable thermostat

•High efficiency gas furnace

•R-30 blown insulation in attic area

•Polyfoam insulation sealant around all windows, doors, and bottom plate

•Attic vented with perforated soffit vents, air hawks and ridge vents\*

•Energy saving LED light bulbs

•Low-flow shower heads

•Ceiling fan light kit all Bedroom and Family Room

* Oversized master bedrooms and bathrooms with large walk-in closets

•Ceiling fan standard in master bedroom

•Marble vanity countertops with integrated sink

* GRANITE His/her master vanity

•High-quality chrome fixtures

•Full tile flooring in master bath

•Chrome towel bar and paper holder

•Elongated commode

•Privacy door lock

•Built in shoe rack in closet

•Oversized standup shower

•Ceramic shower surroundings

•Cabinets to match kitchen Secondary Baths

* Steel tub with tile surroundings
* GRANITE vanity countertops with integrated sink

•High-quality chrome fixtures

* Vanity cabinets match kitchen cabinets

•Full tile flooring in secondary bath

•Chrome towel bar and paper holder

* 3 Elongated commodes

•Pedestal sink in half bath

Exterior Details

* Executive wrap around brick skirt in front

•Cemplank fiber-cement lapped siding and soffit

•Cemplank fiber-cement soffit, fascia, and trim

•Fully sodded front and side yards to fence

•Covered patio at rear door per plan\*

•High quality composite, 30-year manufacturer’s warranty shingles

•Elegant raised panel door, with lifetime warranty

•Screens on operable windows

•Cast stone address plaque

•Raised panel metal, 16’ wide garage door

•Pre-wired for 1 garage door openers

•Door hardware and deadbolt locks on all exterior doors

* 3 hose bibs with anti-siphoning device

•Satin nickel door hardware

Interior Design Features

* Textured, raised - panel interior doors
* Custom Energy lighting package
* 9' Ceilings throughout
* All bedroom’s LEVEL 2 carpet.

•Ceramic Engineer Plan in entry, kitchen, breakfast, and wet areas

•Name brand carpet over 3/8” padding

•Laundry room with gas and or electric dryer connection

•Carbon Monoxide detectors throughout homes

•Sheetrock finished garage

•Interior painting

•Rounded sheetrock corners per plan\*

\*Note: specifications are subject to change without notice.

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Master Bedroom and Master Bath Retreat

POINT AQUARIUS POA

|  |  |
| --- | --- |
| IMPORTANT PHONE NUMBERS |  |
| EmergencyMontgomery County Sherriff |  911 |  936-760-5800 |  |
| Constable Precinct #1 |  |  936-539-7821 |  |
| Commissioner Precinct One |  |  939-539-7815 |  |
| Justice of the Peace Precinct One |  |  936-539-7801 |  |
| NON-Emergency Fire and EMS |  |  936-856-5111 |  |
| Forest Fire |  |  936-273-2297 |  |
| Conroe Regional Medical Center |  |  936-539-1111 |  |
| 504 Medical Center Blvd. Conroe, TX 77304 |  |  888-633-2687 |  |
| Memorial Hermann The Woodlands 9250 PinecroftThe Woodlands, TX 77380 |  | 281-364-2300 |  |
| St. Luke’s Hospital The Woodlands 17200 St. Luke’s WayThe Woodlands, TX 77384 |  |  939-266-2000 |  |
| HealthsSouth Rehab Hospital North Houston 4000 South WellmanConroe, TX 77384936-856-4199 |  |  713-367-5533 |  |
| CenterPoint Energy (Gas Service) |  | 800-752-8036 | centerpointenergy.com |
| Wagner Water Services |  | 936-856-4199 | pointaquariusmud.org |
| Verizon (Telephone Server) |  | 800-483-4400 | verizon.com |
| Entergy (Electric Service) |  | 800-368-3749 | entergy.com |
| Republic (Garbage Collection) |  | 713-726-7300 | republicservices.com |
| Suddenlink (Cable and Internet Service) |  |  877-423-2743 | suddenlink.net |
| Driver’s License |  |  936-539-3754 |  |
| License Plates |  | 936-539-7897 |  |
| Voter Registration |  | 936-539-7843 |  |
| Boat Registration and License |  | 713-224-1919 |  |
| Montgomery County Tax Office |  | 936-539-7897 |  |
| Animal Control |  | 936-442-7738 |  |
| Childen’s Protective Service |  | 936-760-4701 |  |
| MC Women’s Center Crisis Hotline |  | 936-539-2373 |  |
| Meador Memorial Library |  | 936-856-4411 |  |
| Montgomery County Library |  | 936-539-7814 |  |
| National Weather Service |  | 713-529-4444 |  |
| Poison Information Center |  | 800-222-1222 |  |