



# Builder Specs

4209 Tampico St ,77016

Living room - Wood/metal frosted lamp with iron rings ceiling fan.

- Extra-large windows bring lots of light!
- 

Kitchen - Granite countertops imported from Brazil.

- Large 10ft kitchen island w/large sink & sink disposal
  - Noble & elegant Globe seeded glass pendant lights - simple design but it contains the designer's heart.
  - Backsplash - Beautiful variations of natural stone-look porcelain tile, fade & stain resistant; made in the United States.
  - Stainless-steel appliances: Refrigerator, Stove, Range hood, Dishwasher
- 

Dining - Captivating warm rustic wood/forged-like finish chandelier with seeded shades (wood & metal)

- Wine/Coe Bar cabinet
  - Windows on all walls for maximum lighting
  - Leads outdoor to a morning breakfast patio
-

Master bedroom - Illuminated in style with a triple-tiered crystal ceiling fan, wood blades mahogany finish.

- Walk-in closet, plus 1 extra closet
- Master shower bath

---

1st floor - Gorgeous durable beige stone-look porcelain tile, resistant to fading & staining; imported from Malaysia.

---

2nd floor - Laundry and hallway - waterproof laminate flooring

- Bedrooms - carpet
- Vaulted ceilings

---

Bathrooms - Liven up! - stone-look porcelain tile; imported from Malaysia.

- Elevated look! - Hexagon porcelain mosaic textured finished, pressed edge; imported from Thailand.
- Oil Rubbed Bronze Waterfall faucets

---

Energy Efficient features:

- Ceiling fans
  - HVAC
  - Energy star appliances
  - LED lights
  - Double pane Low E-Windows
  - Radiant attic barrier OSB
  - Attic Vents
  - Poly sealed
  - Batt insulation
  - Blown insulation
-

**P.S. #1 Porcelain flooring offers exceptional durability, surpassing ceramic in strength and resistance to wear. Ideal for high-traffic areas, it withstands scratches, stains, and cracks, ensuring long-lasting quality.**

**#2 Made from genuine stone, granite brings timeless elegance and durability to your kitchen. Unlike quartz, which is synthetic and can pose health risks to workers, granite offers a luxurious, natural choice that enhances both the beauty and safety of your home.**

