

 **6211 Westcott St**

Houston, TX 77007

LIVING ROOM

- Recessed lighting
- Quartz slab on feature wall prewired for wall mount TV
- Modern electric fireplace
- Custom stained wood floating shelving
- Rustic ceramic tile backsplash
- Shaker style base cabinets w/quartz countertop and matte black hardware
- Double French doors leading onto backyard
- Large custom windows
- Pre-engineered 7 1/2" width plank modern white washed hardwood flooring
- 6" modern flat front baseboards
- Flooded with natural light

DINING ROOM

- Brushed gold 4-light light starburst chandelier
- Recessed lighting
- Engineered wood flooring
- 6" modern flat front baseboards

DRY BAR

- Porcelain counter tops
- Ceramic hexagon tile with gold-colored inlays
- ASIA Rustic Oak European-front cabinets with brushed gold hardware
- Recessed lighting
- Pre-engineered 7 1/2" width plank modern white washed hardwood flooring
- 6" modern flat front baseboards

KITCHEN

- Dual brushed gold and white pendant lights
- Island with quartz counter tops and waterfall edge
- Quartz backsplash from countertop to ceiling
- ASIA Rustic Oak European-front cabinets with brushed gold hardware and undermount electrical outlets
- Kraus single-bowl farmhouse apron sink
- Garbage disposal
- Kraus brushed gold pull-down faucet
- Gourmet eat-in style kitchen
- 36" THOR Kitchen gas range with 6-burners and oven
- Professional chef's quality Z-Line vent hood with baffle filters
- Z-Line 24" Stainless Steel Dishwasher
- Recessed lighting
- Z-Line built-in microwave
- Custom stained wood surround window accents
- Custom stained wood floating shelving
- Pre-engineered 7 1/2" width plank modern white washed hardwood flooring

STAIRCASE

- Pre-engineered 7 1/2" width plank modern white washed hardwood stair treads
- 6" modern flat front baseboards
- Modern rod iron railing

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PRIMARY BEDROOM

- Shiplap accent wall in SW-Tricorn Black
- 6" modern flat front baseboards
- Pre-wired for ceiling fan
- Pre-wired for surround sound system
- Recessed lighting
- Farmhouse sliding barn doors with matte black door hardware
- 7/16" floor padding
- Shaw Floors Valid Collection Diamond geometric-patterned luxury carpet in Stone color

PRIMARY CLOSET

- His and Hers closet
- Custom closet with built-in shelving and drawers
- Matte black and brushed gold 6-light chandelier
- Recessed lighting
- 6" modern flat front baseboards
- Access to laundry room

LAUNDRY ROOM

- Shaker style upper and base cabinets w/quartz countertop and matte black hardware
- Aged Atlasi ceramic tile backsplash
- Stainless steel utility sink with Kraus matte black pull-down faucet
- Designer patterned floor tile
- Gas and Electrical Dryer Hookups

PRIMARY BATHROOM

- ASIA Rustic Oak European-front cabinets with brushed gold hardware
- Dual sinks with stone quartz counter tops and return splash
- Delta matte black modern faucets and accent mirrors
- Swiss Madison undermount sink
- Brushed gold wall sconces
- 67" Freestanding acrylic bathtub
- Freestanding brushed gold tub faucet
- Matte black and brushed gold 6-light chandelier
- Large format 30x48 flooring tile
- Freestanding glass shower surrounds w/bench and shower niche
- Tile shower surrounds floor to ceiling
- Dual Brizo wall-mount showers in gold hardware
- Marble hexagon mosaic shower floor
- Recessed lighting
- ASIA Rustic Oak European-front linen storage cabinets in hallway
- 6" modern flat front baseboards

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BEDROOM #2

- 6" modern flat front baseboards
- Pre-wired for ceiling fan
- Recessed lighting
- Matte black hardware
- Low E-Windows
- Oversized walk-in closet with custom shelving
- Oversized ensuite bathroom
- Shaw Floors Valid Collection Diamond geometric-patterned luxury carpet in Stone color
- 7/16" floor padding

BATHROOM #2

- Shaker style base cabinets w/quartz countertop and matte black hardware
- Delta matte black modern faucet and accent mirror
- Swiss Madison undermount sink
- Moen shower valve
- Low E- Window
- Floor tile; Concrete-look 12x24" offset pattern
- Concrete-look hexagon tile tub surrounds to ceiling with shower niche

BEDROOM #3

- 6" modern flat front baseboards
- Pre-wired for ceiling fan
- Recessed lighting
- Matte black hardware
- Low E-Windows
- Oversized walk-in closet with custom shelving
- Oversized ensuite bathroom
- Shaw Floors Valid Collection Diamond geometric-patterned luxury carpet in Stone color
- 7/16" floor padding

BATHROOM #3

- Shaker style base cabinets w/quartz countertop and matte black hardware
- Delta matte black modern faucet and accent mirror
- Swiss Madison undermount sink
- Moen shower valve
- Floor tile; Concrete-look hexagon porcelain tile
- Grey stack glass mosaic tile tub surrounds to ceiling with shower niche

BEDROOM #4

- 6" modern flat front baseboards
- Pre-wired for ceiling fan
- Recessed lighting
- Matte black hardware
- Low E-Windows
- Oversized walk-in closet with custom shelving
- Oversized ensuite bathroom
- Shaw Floors Valid Collection Diamond geometric-patterned luxury carpet in Stone color
- 7/16" floor padding

BATHROOM #4

- Shaker style base cabinets w/quartz countertop and matte black hardware
- Delta matte black modern faucet and accent mirror
- Swiss Madison undermount sink
- Moen shower valve
- Floor tile; Concrete-look 12x24" offset pattern
- Grey hexagon slate mosaic shower floor tile
- Grey tile shower surrounds in offset pattern floor to ceiling

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GENERAL

- Recessed niches and custom wood shelving for art and décor

GAME ROOM

- Recessed lighting
- Pre-engineered 7 1/2" width plank modern white washed hardwood flooring
- 6" modern flat front baseboards
- Double French doors leading onto balcony
- Large custom windows
- Pre-wired for ceiling fan
- Pre-wired for surround sound

WET BAR

- Shaker style upper and base cabinets w/quartz countertop and matte black hardware
- Kraus matte black modern faucet and mirrored subway tile backsplash
- KitchenAid microwave
- Beverage Cooler
- Custom stained wood floating shelving

POWDER

- Floor to ceiling picket ceramic tile
- Shaker style base cabinets with quartz counter tops
- BRIZO luxe brushed gold wall mounted faucet
- Swiss Madison under mount sink
- Pre-engineered 7 1/2" width plank modern white washed hardwood flooring
- 6" modern flat front baseboards

CEILING HEIGHT

- 1st Floor: 11 feet
- 2nd Floor: 10 feet
- 3rd Floor: 9 feet

EXTERIOR FEATURES


- 8" Lap Siding with board and batten features
- Think brick with German schmear style

FLOORING

- Carpet:
 - 7/16" floor padding
 - Shaw floors valid collection, stone color carpet
- Pre engineered wood:
 - 7 1/2" width plank modern white washed

 4 beds

 4.5 bathrooms

 3,392 sqft

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STRUCTURE

- Steel portal frame around garage frame for added structural stability and strength
- 3 feet of select fill under the foundation for building pad, used to strengthen structural stability of the foundation and home
- 22 concrete bell bottom piers at 14' under the foundation for structural strength

GARAGE

- Epoxy coating floors blended within the concrete with clear poly sealer

WATERPROOFING (BALCONY & ROOF DECK)

- We use westcott ALX waterproofing system. It integrates the finest acrylic resins and cement blends into a reinforced, galvanized metal lath. It is installed with a series of three separate polymer modified cementitious applications and sealed with a acrylic topcoat