

1107 Grovewood Lane

HOUSTON, TX 77008



The Garza Team
REAL ESTATE

NAN
PROPERTIES

Del Cielo
CUSTOM HOMES

RNM
development

Welcome to 1107 Grovewood Lane

Nestled within the prestigious Timbergrove Manor neighborhood, this bespoke residence is meticulously designed to cater to the epitome of luxury living, blending innovative features with timeless elegance. This expansive home boasts 5 bedrooms and 4.5 baths, including a luxurious primary suite and a guest suite conveniently located on the second floor. A grand family gameroom on the third floor offers ample space for entertainment and relaxation. This property promises an enviable lifestyle in a sought-after location.

5 Bedrooms | 4.5 Bathrooms | 4,418 Sq. Ft.





1107 Grovewood Lane HOUSTON, TX 77008

-  5 beds
-  4.5 baths
-  3 stories
-  4,418 sq ft
-  7,200 sq. ft.

OVERVIEW

- 5 Bedrooms / 4.5 Baths
- Primary Bedroom and Guest Suite located on First Floor
- Large Family Gameroom on Second Floor
- Up to 6 Hours with In-House Designer to Personalize Home (Applicable for Incomplete Home Only)
- Sought after Timbergrove Manor Neighborhood
- Surrounded by New Construction

KITCHEN FEATURES & APPLIANCES

- 48" Range
- Built-In Microwave
- Industrial Appliance Package
- Undercabinet LED Lighting + Outlets
- Soft Close Doors + Drawers
- High-End Quartz Polished Countertops

KITCHEN FEATURES & APPLIANCES

- 4" Base Boards on 1st Floor
- Wood Floors Throughout (Per Plan)
- Vaulted Ceiling in Primary Suite (Per Plan)
- Electric Fireplace in Family Room
- Wi-Fi Mesh Ready. Home Audio and Automation System
- Camera System Prewire at Front Door, Back Door and Driveway
- Security System Prewire – Alarm Contacts at Operable Exterior Doors and Windows

EXTERIOR FEATURES

- Large Covered Back Patio for Entertaining
- Custom Metal Door at Front Entry
- Vinyl Low E Windows
- Landscape, Sod Front and Backyard
- Oversized Designer Coach Lights

PRIMARY SUITE

- Separate Vanities
- Separate Shower with Seat and Freestanding Tub
- Shower Glass Enclosure
- High-End Quartz Countertops
- Oversized Walk-In Closet with Island
- Safe Room for Storage of Valuables

CONSTRUCTION SPECIFICATIONS

- Home Warranty Included
- 10 ft, 9 ft ceilings Per Plan
- 20 Year Roof Shingles
- Pre-Engineered Trusses Per Plan



 **1107 Grovewood Lane**
HOUSTON, TX 77008

-  5 beds
-  4.5 baths
-  3 stories
-  4,418 sq ft
-  7,200 sq. ft.

AVAILABLE UPGRADES

PLEASE NOTE THAT THE AVAILABILITY OF UPGRADES IS DEPENDENT ON STAGE OF CONSTRUCTION. INQUIRE WITH BUILDER FOR ADDITIONAL UPGRADES, PRICING, AND DETAILS.

- Media Room, Home Automation, Home Audio and Security System Packages Finished
- Window Treatment Packages
- Landscape Up-Lighting
- Sprinkler System in Front and Back Yards
- Additional Cabinets – Family Room, Garage Storage, Powder/Secondary Bathroom Storage Above Toilets
- Garage Floor Epoxy



1107 Grovewood Lane HOUSTON, TX 77008

	5 beds
	4.5 baths
	3 stories
	4,418 sq ft
	7,200 sq. ft.

MECHANICALS

- Separate Freestanding Tub and Shower in Primary
- Bath 16 SEER AC System, R-8 Flex Ducts, Gas
- Furnace Programmable Digital Thermostat
- LED "Recess" Cans throughout Living areas and Downstairs Hallways Per Plan
- Exterior Lighting Package includes Coach Lights and Flood Light (s)
- Ceiling Fans Included at Secondary Bedrooms and Family Room with Wall Controls and Light Kits
- Cable/Phone and Cat-5 Pre-Wired in Primary Bedroom, Study and Family Room
- Full Security System Prewire Includes Keypad, Motion Detector and Contact Points at Accessible Doors and Windows
- Electric Fireplace in Family and Great Room
- Electrical and Plumbing Fixtures: Specific Allowance TBD depending on Construction Stage

INSULATION

- R-19 Fiberglass Insulation on Exterior
- Walls R-30 Blown Insulation in Ceiling Areas
- Poly-Seal all Base Plates, Exterior Stud Penetrations, Corners, and Top Plate
- Voids Roofing System with 20 Year architectural Shingles and Ridge Ventilation

FINISH OUT

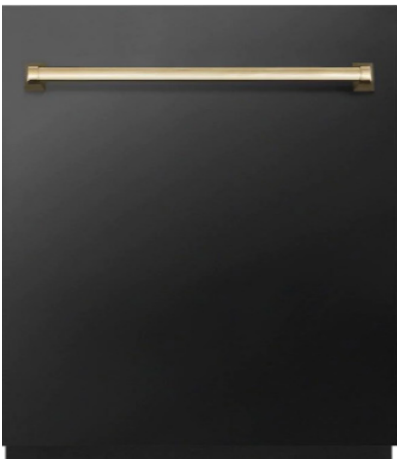
- Custom Cabinets Throughout Home
- Wood Floors Downstairs Per Plan – First Floor (Entry, Foyer, Dining Room, Kitchen, Breakfast, Pantry, Primary Bedroom, Study) and Second Floor (Stairs, Game Room and Hallways)
- Carpet in all Secondary Bedrooms/Closets, Media Room
- Ceramic Tile for Bathroom Floors and Walls
- Quartz Countertops throughout Kitchen, Bathrooms and Utility Per Plan
- Exterior Paint: 2 Color Schemes with Accenting If Needed - Available Only If Home Hasn't Been Painted. Buyer To Choose from Builder's Pre-Selected Choices
- Interior Paint: 2 Color Schemes with Accenting If Needed - Available Only If Home Hasn't Been Painted. Buyer To Choose from Builder's Pre-Selected Choices
- Garage Door (s) and Automatic Opener (s)
- French Drains with Gutters Tied into the Drains for Efficient Back and Side Yard Drainage (where applicable).
- Designer Inspired Landscape in the Front of the Home

The Structure of your home (Foundation and Frame) is covered under ACES Warranty Contract. Workmanship and materials excluding cosmetic items are warranted for 1 year. Mechanical systems, not including labor are warranted for 1 year.

Prices, plan dimensions, features, specifications, materials selections, choices and availability of home are subject to change without notice or obligation. Illustrations are artist's depictions only and may differ from completed improvements. Not all options may be available.

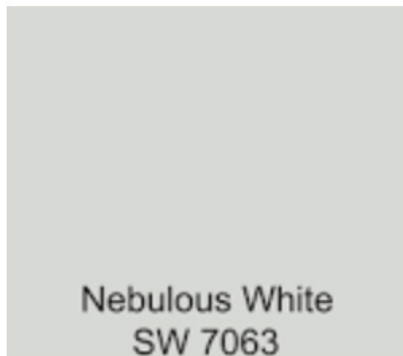
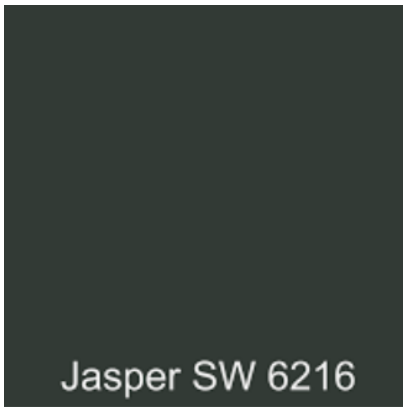
Appliances

ZLINE LUXURY APPLIANCES WITH GOLD HARDWARE:



Interior Finishes

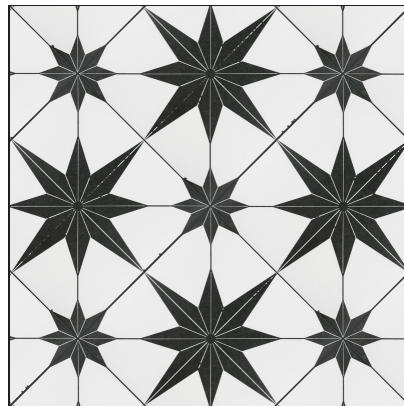
Interior Paint Selections



Fireplace Surround

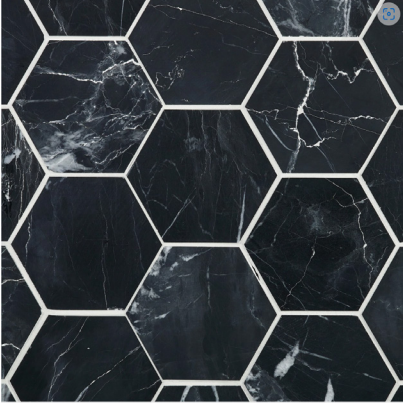


Laundry Room Tile



Primary Bath Finishes

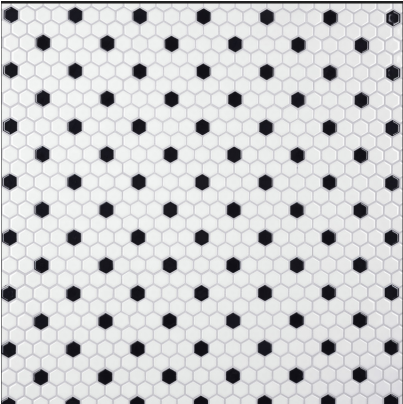
Primary Shower Wall



Primary Shower and Bath Flooring



Secondary Shower Flooring



Primary Bath Tub



Interior Lighting

Dining Room Chandelier



Primary Bath Vanity Fixtures



Primary Bedroom Chandelier



Interior Lighting

Front Porch Lighting



Dining Room Chandelier



Secondary Baths Vanity



Kitchen Pendants



Plumbing & Hardware Selections

Cabinet & Drawer Pulls



Kitchen Sink



Kitchen Faucet



Example Kitchen



THANK YOU

CONTACT US FOR MORE INFORMATION



Joe & Megan Garza

REALTOR ASSOCIATES

C: 346.291.8730

E: joe.garza@nanproperties.com

E: megan.garza@nanproperties.com

W: nanproperties.com

 [@garzasellshtx](https://www.instagram.com/garzasellshtx)

