

***Hana Custom Homes***

**4608 Verone**

**Bellaire, TX 77401**

**hanacustomhomes.com**

**Home Specs**

**4882      Livable SF      5 Bedrooms**  
**5767      Covered SF      5 1/2 Baths**  
**8910      Lot SF      2 Car Garage**

*Engineered Piers & Engineered Beams Foundation - House*  
*Engineered Piers & Engineered Structural Slab Foundation - Garage*  
*Wood Frame Construction w/ Engineered Trusses & Structural Beams*  
*Andersen LOE Double Pane Windows*  
*Jeld Wen LOE Double Pane Fiberglass Flush Glaze Exterior Doors*  
*30 Year Roof Shingle with:*  
*Soffit Vents and Ridge Vents*  
*Brick Façade*  
*Metal Roof Over Garage*  
*16 Seer Carrier HVAC unit for 1st Floor*  
*16 Seer Carrier HVAC unit for 2nd Floor*  
*Prewired Cable*  
*Prewired Internet*  
*Prewired Phone*  
*Prewired Satellite*  
*5.1 Surround Sound in Great Room*  
*5.1 Surround Sound in Game Room*  
*R-16 BIBS Insulation Walls*  
*R-19 Foam Insulation Crawl Space*  
*R-38 Blown in Insulation Ceilings*  
*Outdoor Kitchen with BBQ Grill and Sink*  
*Refer to floor plans for dimensions*

**Warranties**

**10 Year Structural - Foundation & Frame**  
**5 Year HVAC Compressor & Condenser**  
**2 year Electrical, Plumbing & Mechanical**  
**1 Year Comprehensive**

*Thermador Stainless Steel Appliance Package*  
*Custom Built Cabinets*  
*8' Doors*  
*Delta Fixtures in Bathrooms*  
*Kohler Toilets*  
*Master bath with free standing tub*  
*High End Modern light fixtures and hardware*  
*Quartz countertops in Entire House*  
*Low maintenance Porcelain tile in all Bath, Utility and porches*  
*Deco Tile detail in all showers and baths*  
*Hardwood Floors Throughout*  
*Tiled porches*  
*High End Ceiling Fans w/ switch control (No Pull Strings)*  
*Glass and steel Stair Rails*  
*Ceiling Beams in Primary Bedroom*  
*10' Ceilings First Floor & Second Floor*  
*Security Alarm w/ window & door contacts and motion sensors*  
*French Drains are drained to the street*  
*Gutters are drained to the street*  
*St. Augustine Sod*  
*Irrigation Sprinklers*  
*& Many Other Amenities*