



Devonshire Terrace

7016 A-H Staffordshire Blvd,
Houston TX 77030

Location: Minutes from everything!



New TMC3 Helix Gardens (0.1mi) and TMC (0.5 mi)



Lightrail
Station to
Midtown/
Downtown
(0.9mi)



Rice University
(0.9mi)

Hermann Park and
Amenities (0.5mi)



Features

Elegant Exteriors

- Fiber cement siding system with designer selected paint
- Mahogany Front Door
- Ring Doorbell
- 16ft garage door with smart opener
- Heavy gauge dead bolt locks on all exterior doors for security

Luxurious Interiors

- Wood floor and porcelain tile throughout the home
- 7" wide base molding throughout the home
- Spacious, custom built closets
- Elevator ready
- Utility room offers both gas and electric outlets

Gorgeous Kitchen & Baths

- Upgraded appliances including 36" Thor gas range
- Wine fridge
- Grand island with Quartz countertops for dining/informal entertaining
- Breath-taking floor to ceiling solid wood cabinetry with soft-close
- Generous pantry
- Solid wood cabinetry with soft close and stone countertops in baths
- Large freestanding soaking tub and oversized shower in primary

Upgraded Construction & Energy Efficiency

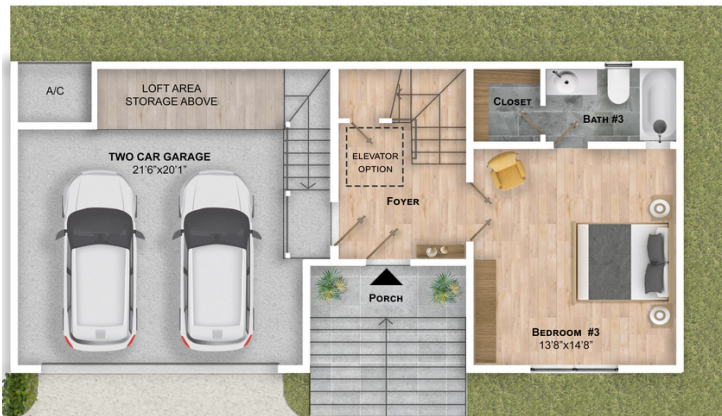
- Energy Star Certified Home
- Double pane, low E glass windows
- Energy efficient LED lighting
- Tankless water heater
- PEX plumbing
- Poly-Seal urethane sealant around exterior toe plates, window, doors and exterior cuts to prevent air penetration
- 2-zoned high-efficiency HVAC with low noise exhaust fans
- Insulated crawl space with Cement Masonry Unit (CMU) design for increased stability and reduced energy costs
- 2X6 wood frame construction on levels 1 & 2 for stability, reduced energy costs, and sound proofing
- Architectural high-profile 30-year roof shingles
- Yard is engineered with an underground back to front drainage system
- All wall studs 16" on center
- "Windstorm Strapping" for lower insurance rates

Latest Technology Features

- Pre-wired for outdoor security cameras
- Pre-wired surround sound in living room
- 220V electric car charging port
- AT&T fiber-optic access with high-speed internet
- Cat6 wiring installed in all bedrooms and living room
- Honeywell Home digital programable thermostat

The Overlook (Units A-D)

3bd|3.5 bath 2527 sq ft



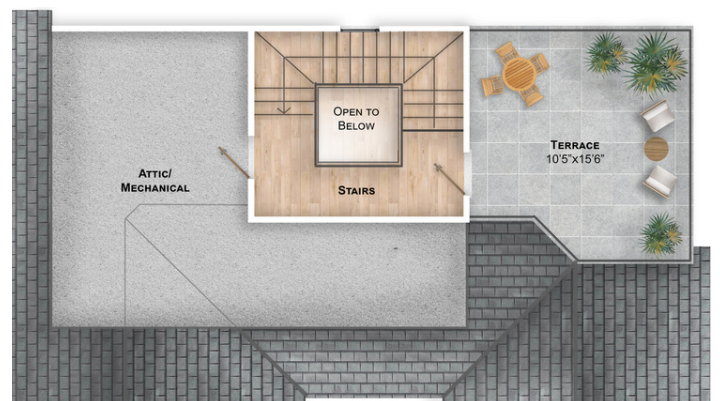
Level 1



Level 2



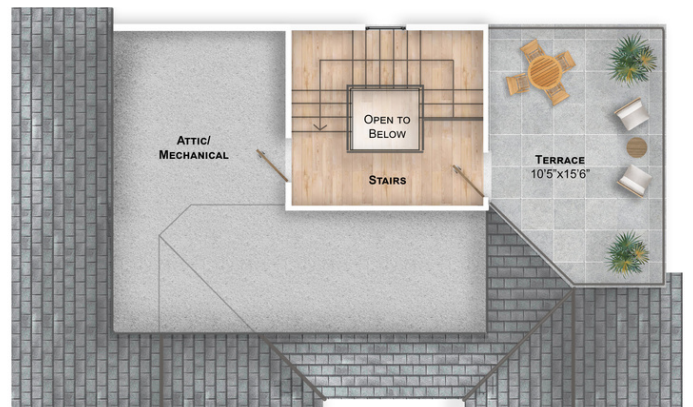
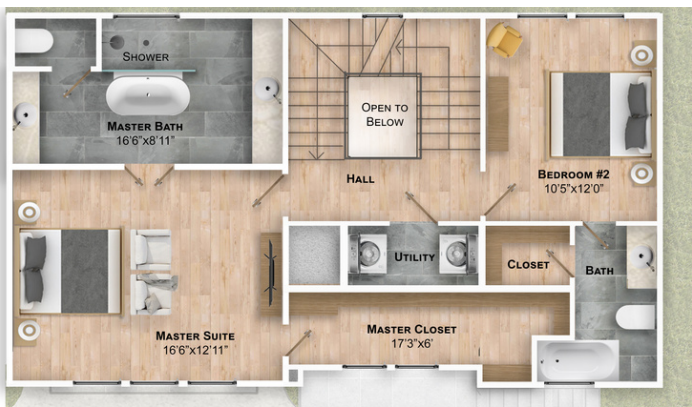
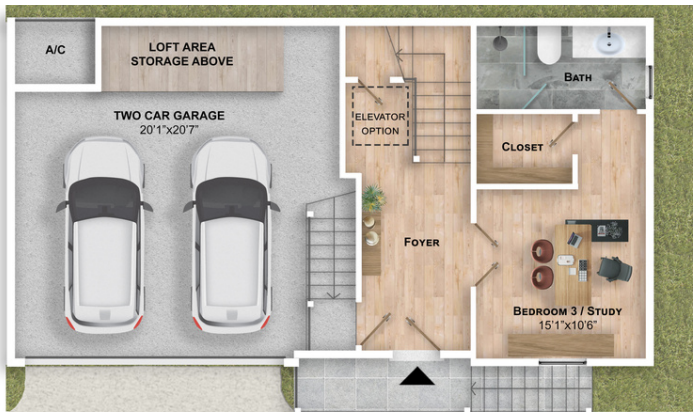
Level 3



Roof Deck

The Juliet (Units E-H)

3 bd | 3.5 bath 2383 sq ft



Site Plan



The Overlook 3bd|3ba 2527 ft sq

Unit A	Unit B	Unit C	Unit D
\$799,900	\$784,900	Coming soon!	Coming Soon!

The Juliet 3bd|3ba 2383 ft sq

Unit E	Unit F	Unit G	Unit H
Coming Soon!	Coming Soon!	\$754,900	\$769,900



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