



\$394,900



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TUAM MANOR
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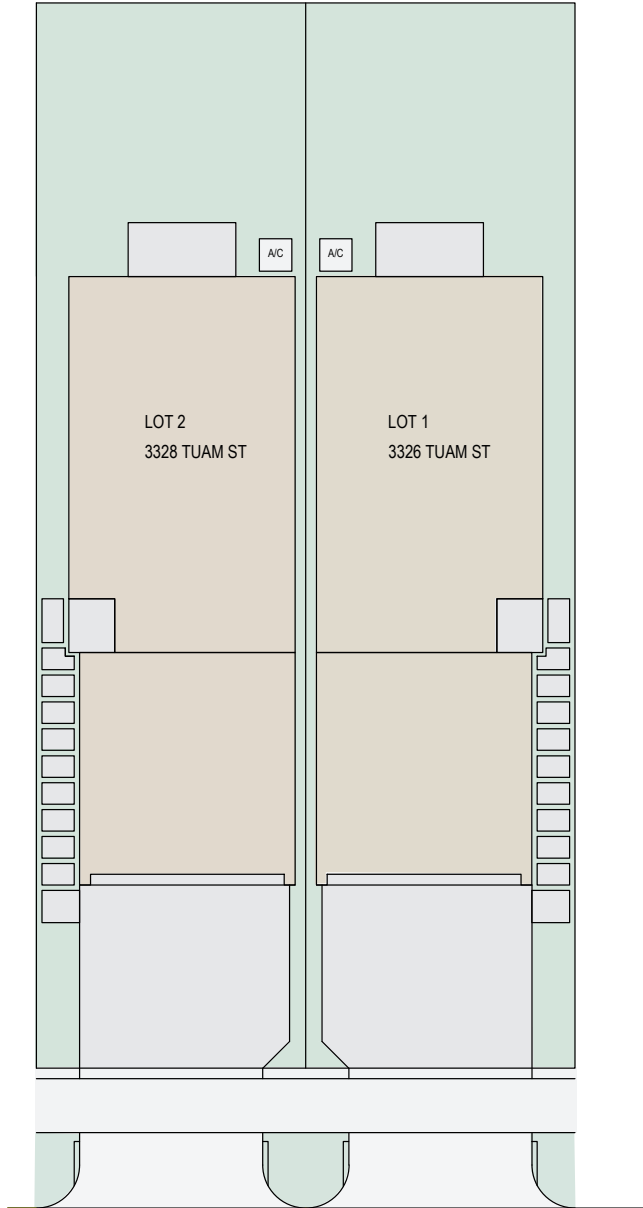
3326-3328 TUAM ST

3 BED | 2.5 BATH | 1,638 SF

BETO TENTORI
713 419-2875
BETO@TENTORI-PROPERTIES.COM

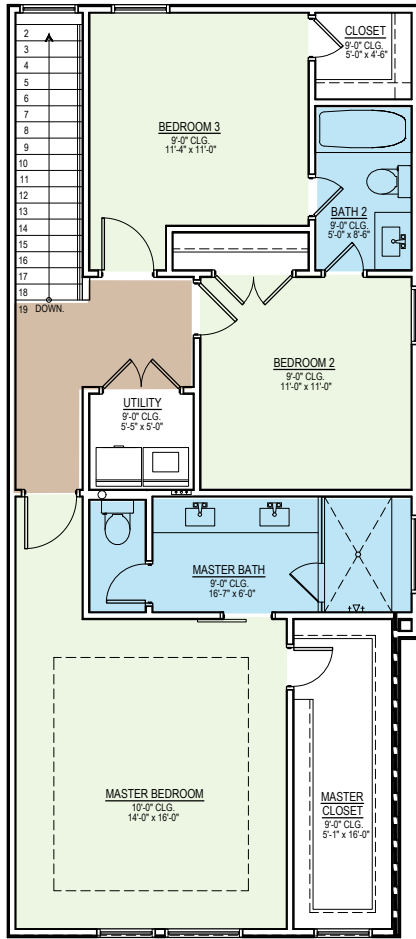
CHRISTIAN MARTIN
281 546-8914
CHRISTIAN@TENTORI-PROPERTIES.COM

TENTORI
PROPERTIES

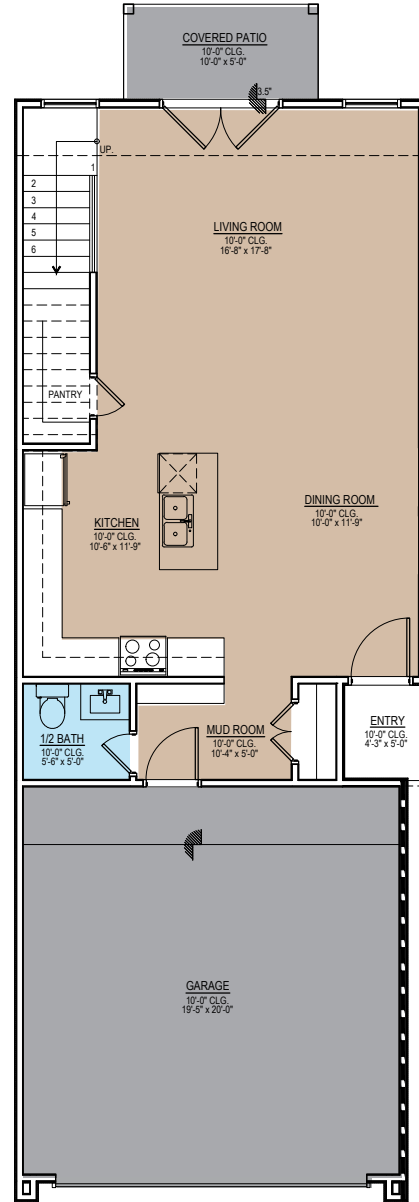


TUAM MANOR

Floor Plans

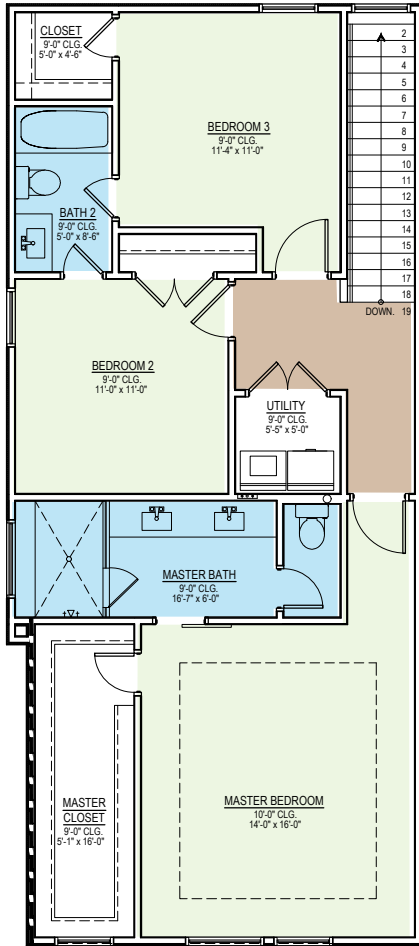


NORTH
UNIT 1
2 SECOND FLOOR PLAN
1/4"=1'-0"

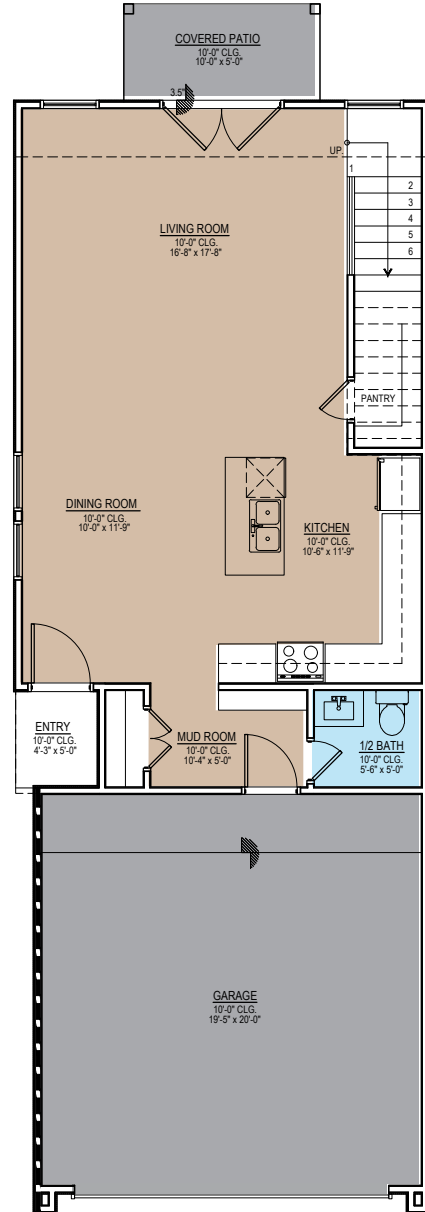


NORTH
UNIT 1
1 FIRST FLOOR PLAN
1/4"=1'-0"

First Floor	712 S.F.
Second Floor	926 S.F.
Total Living Area	1,638 S.F.
Garage	412 S.F.
Covered Porch	21 S.F.
Patio	50 S.F.
Total Area	2,121 S.F.



NORTH
2
 UNIT 2
 SECOND FLOOR PLAN
 1/4"=1'-0"



NORTH
1
 UNIT 2
 FIRST FLOOR PLAN
 1/4"=1'-0"

First Floor	712 S.F.
Second Floor	926 S.F.
Total Living Area	1,638 S.F.
Garage	412 S.F.
Covered Porch	21 S.F.
Patio	50 S.F.
Total Area	2,121 S.F.

TUAM MANOR

Location



- CENTRAL LIVING
- DOWNTOWN HOUSTON
- MEDICAL CENTER
- HIGH END SHOPPING
- FINE DINNING

Discover the epitome of central living at Tuam Manor,

Nestled in the heart of Houston, this prime location places you just moments away from the vibrant energy of Downtown Houston, the renowned Medical Center, and upscale shopping. Enjoy of a plethora of dining options, charming coffee shops, and scenic parks.

Tuam Manor offers a harmonious blend of urban sophistication and natural tranquility, making it the perfect place to call home in the heart of Houston.

ENTERTAINMENT



Restaurants

Indulge in a culinary adventure with a variety of dining options



Bars and Pubs

Unwind at Trendy Bars and Pubs



Shopping Centers and Retail

Upscale shopping and High Fashion Home Centers



Coffee Shops

Start your day at Starbucks, Einstein Bros Bagels and more

ESSENTIALS



Hospitals

In close proximity to renowned Medical Center



Grocery Stores

Just a few minutes from top-notch retail stores

SCHOOLS



Blackshear Elementary

McReynolds Middle

Yates High



Matte Black Metal Roof



14" Tall Outdoor
Wall Sconce Light



White Vinyl Windows



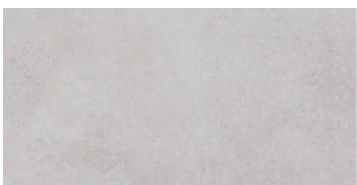
Roof Shingles
Charcoal Color



Front Door
Modern Style



Exterior Fence
Iron 6 ft tall



Front Porche
12 x 24 Tile



Front Door
Handleset with SmartKey



Front Exterior
Touchpad Electronic Z-Wave Technology



Carrara Marmi Quartz 2cm



3 x 12 White Ice Bright
Herringbone Pattern



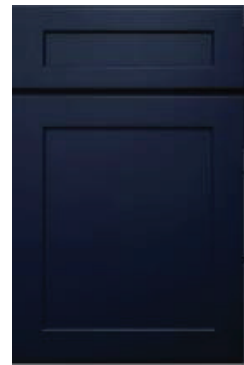
8" Wide Pendant
Black & Brass Finish



3-3/4 Inch
Center to Center Handle



Shaker Style, White
Counters



Shaker Style, Blue
Island



Pot Filler Faucet
Solid Brass Finish



Dual-Function Sprayer
Brushed Brass Finish



1-Bowl Undercounter sink
Stainless steel

Kitchen Appliances Selection



30-in 4 Burners 5-cu ft
Natural Gas Range



Countertop Microwave
Stainless Steel



24-in Built-In Dishwasher
Stainless Steel

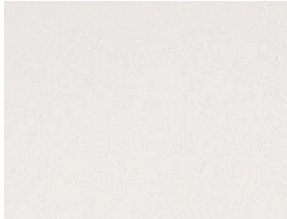


30-in Under Cabinet Hood
Stainless Steel



27-in Microwave Trim Kit
Stainless Steel

Primary Bathroom Selections



Quartz: Snow White 2cm



Black Aluminum Framed Mirrors



3 Light 22" Wide
Black Finish



Statuary 12 x 24 Unpolished



12 x 2 Shower Niche
Herringbone Pattern



Flow White
4 x16 Horizontal Brick



Shaker Style, White
Counters



Semi-frameless shower
Black finish

Primary Bathroom Selections



3-Holes 2-Handles
Matte Black Finish



Modern Style Shower Faucet
Matt Black Finish



Rain Shower Head
Black Finish



Matte Black 3-3/4 Inch Center Handle



7-1/16" Single Toilet Paper Holder
Matte Black Finish



24" Towel Bar & Towel Ring
Matte Black Finish



Carrara Marmi Quartz 2cm



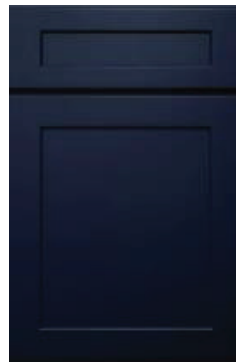
Gold Framed Mirror



2 Light Fixture
Black Gold Finish



3-3/4 Inch
Center to Center Handle



Shaker Style, Blue



Undermount Rectangle Bowl
White Finish

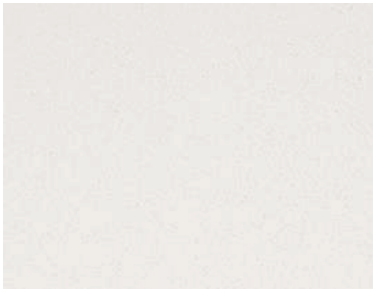


8" Wide Spread
Brushed Gold Finished



Hardware Hand Towel Holder
Brushed Gold Finish

Secondary Baths Selections



Quartz: Snow White 2cm



Black Aluminum Framed Mirrors



2 Light 13" Wide
Black Finish



Shaker Style, White
Counters



12 x 24 Floor Tile
Legend Blanco Floor



3 x 12 White Ice Bright
Shower Walls Vertical Pattern

Secondary Baths Selections



3-Holes 2-Handles Faucet
Matte Black Finish



Shower Faucet, Tub
Matte Black Finish



24" Towel Bar & Towel Ring
Matte Black Finish



3-3/4 Inch Center Handle
Matte Black Finish



7-1/16" Single Toilet Paper Holder,
Matte Black Finish



French Oak
Flooring



Baseboard, Door Casing



Bedroom & Closets
Shaw Carpet



2 Panel
Interior Doors



Brackets & Shelves



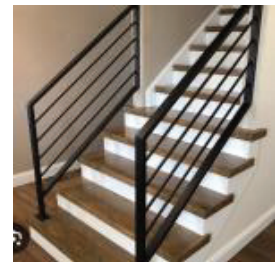
Closet Rod



Interior Doors
Balck Finish



Pony wall with wood cap
Color to match flooring

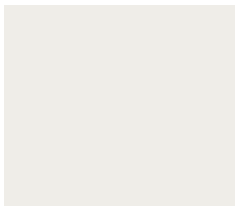


Horizontal Custom Iron Handrail

3328 Tuam



Vertical Siding & Trim:
SW 7065 Argos

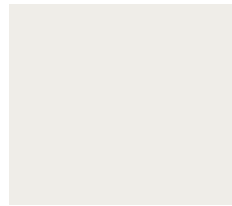


Horizontal Siding & Trim:
SW 7005 Pure White

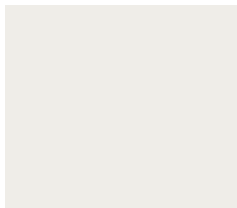
3326 Tuam



Vertical Siding & Trim:
SW 7075 Web Gray



Horizontal Siding & Trim:
SW 7005 Pure White



Siding & Trim
Side and Rear Elevations
SW 7005 Pure White



Fascia & Soffit
Main & Garage Doors
SW 6258 Tricorn Black



Corbels
Clear Cedar Color



Interior ceilings
EXTRA WHITE SW 7006



Interior walls
CRUSHED ICE SW 7647



Interior doors & trim
EXTRA WHITE SW 7006

Structural Components

- Post - Tension Foundation
- Windstorm straps and clips
- T & G plywood subfloor
- Tech shield roof deck, radiant barrier

Roofing

- 30 Year Composition shingles
- Water proofing barrier
- Ridge and soffit vent system
- Gutters and downspouts

Exterior

- Modern Farm house Elevation
- Decorative metal roof accent in front elevation
- Decorative cedar corbels in front elevation
- Modern 5-lite main entry door
- Energy Efficient low -E Insulated Vinyl Windows
- 8' Height garage door
- Rear covered patio
- Fenced entry way
- Private driveway

Mechanical Plumbing & Electrical

- 15 SEER2 Carrier HVAC System
- Programable Smart Thermostat
- Pex plumbing pipe system
- 50 gallon gas water heater
- Gas dryer
- Elongated toilets
- Rain shower in primary bathroom
- CAT-5 wiring
- Prewired security system
- Prewired surround sound in living room and primary bedroom
- LED Lighting throughout

Specialties & Carpentry

- Shaker style cabinets
- Contemporary style 6" baseboards and door casings
- Custom built-in mud room
- Custom shelves in primary closets
- Two panel doors throughout
- Tray ceiling in primary bedroom
- Decorative iron stair railing in first floor living room
- Semi frameless glass shower door in primary bathroom
- Aluminum framed mirrors in all bathrooms
- Whirlpool appliance package featuring built-in microwave, range hood, slide-in range, & dishwasher
- Elegant quartz countertops

Smart Home & Technology Features

- EV Car plug preparation
- Smart thermostat
- Smart garage opener
- Smart lock at main entry
- Smart door bell

Flooring

- Ceramic tile on wet areas
- Luxury Vinyl Flooring in kitchen, dining & living room areas
- Carpet in bedrooms and closets only