

KELLERWILLIAMS  
*Luxury*



LUXURY NEW  
CONSTRUCTION

216 W 31st Street  
Houston, TX 77018

ALEX MCCAULEY | 831-234-4882 | ALEX@AMH.STUDIO

# PROPERTY FEATURES

216 W 31st Street,  
Houston, TX 77018

Luxury new construction  
featuring custom design.



5,300 Sqft. / 13,567 Lot Sqft



6 bedrooms



5.5 bathrooms



2 car garage

Offered at \$2,399,900

Alex McCauley  
alex@amh.studio  
www.alexandrameganhomes.com

## Property highlights

Transitional design blends neutral colors & stunning selections for the ultimate living experience. Custom built-in features, modern farmhouse styling & hand-selected lighting, add just the right ambiance. kitchen boasts a double island & Thermador 48" gas stove & wine cooler to entertain in style. The attention to detail & finishings are impressive. It hosts white oak cabinets & gorgeous hardwood floors that adorn the 1st-floor primary bedroom. Upstairs, you'll find your game room, wet bar & secondary primary + all additional bedrooms. The outdoor fireplace & seating area is the perfect place to enjoy a meal together. *Renderings for a custom pool available.*

Listed before completion. For renderings, plans, and builder specs please visit alexandrameganhomes.com or contact Alex McCauley at Alexandra Megan Homes.

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KW MEMORIAL

AMM  
alexandra megan homes  
AMM





# DESIGNER BIO

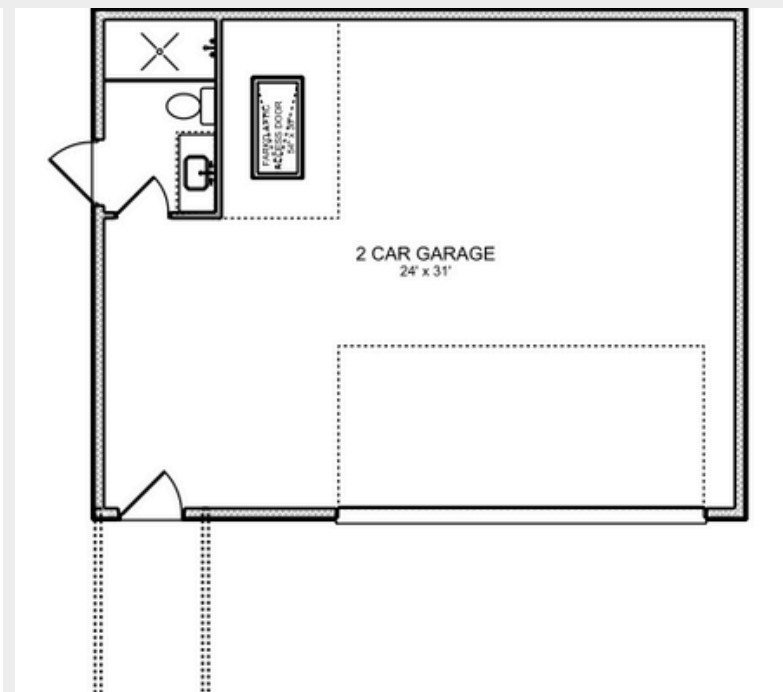
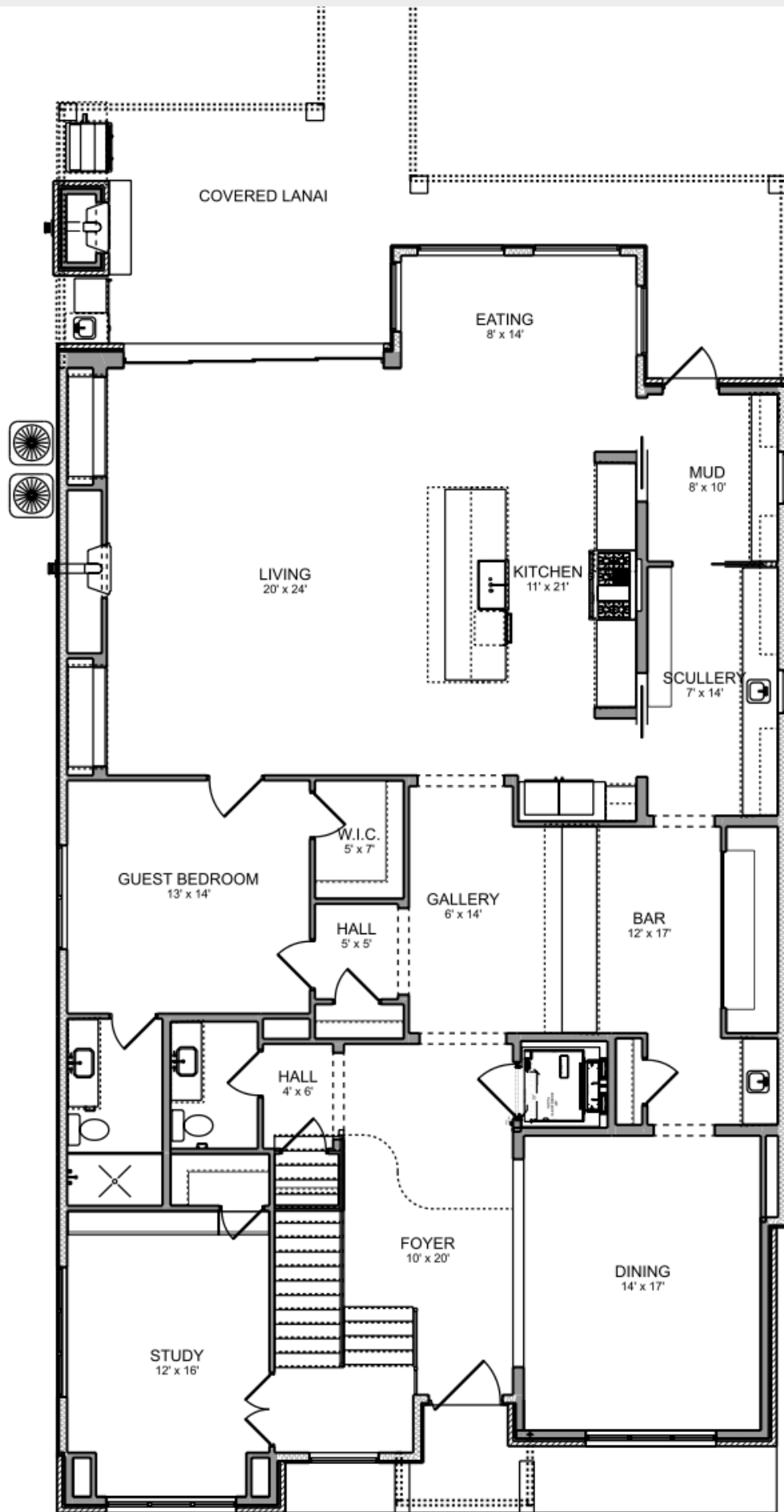
**Elizabeth Home Designs is where luxury and sophistication meet to create breathtaking spaces.** With an unwavering commitment to excellence, our esteemed interior design firm is renowned for crafting timeless masterpieces that leave a lasting impression.

From opulent residences to prestigious commercial establishments, **our expertise extends to all realms of design.** We are adept at **creating awe-inspiring interiors and excelling in constructing lavish new homes from the ground up.** With an unwavering commitment to quality, our team ensures that every aspect of the construction process is executed with precision and finesse.

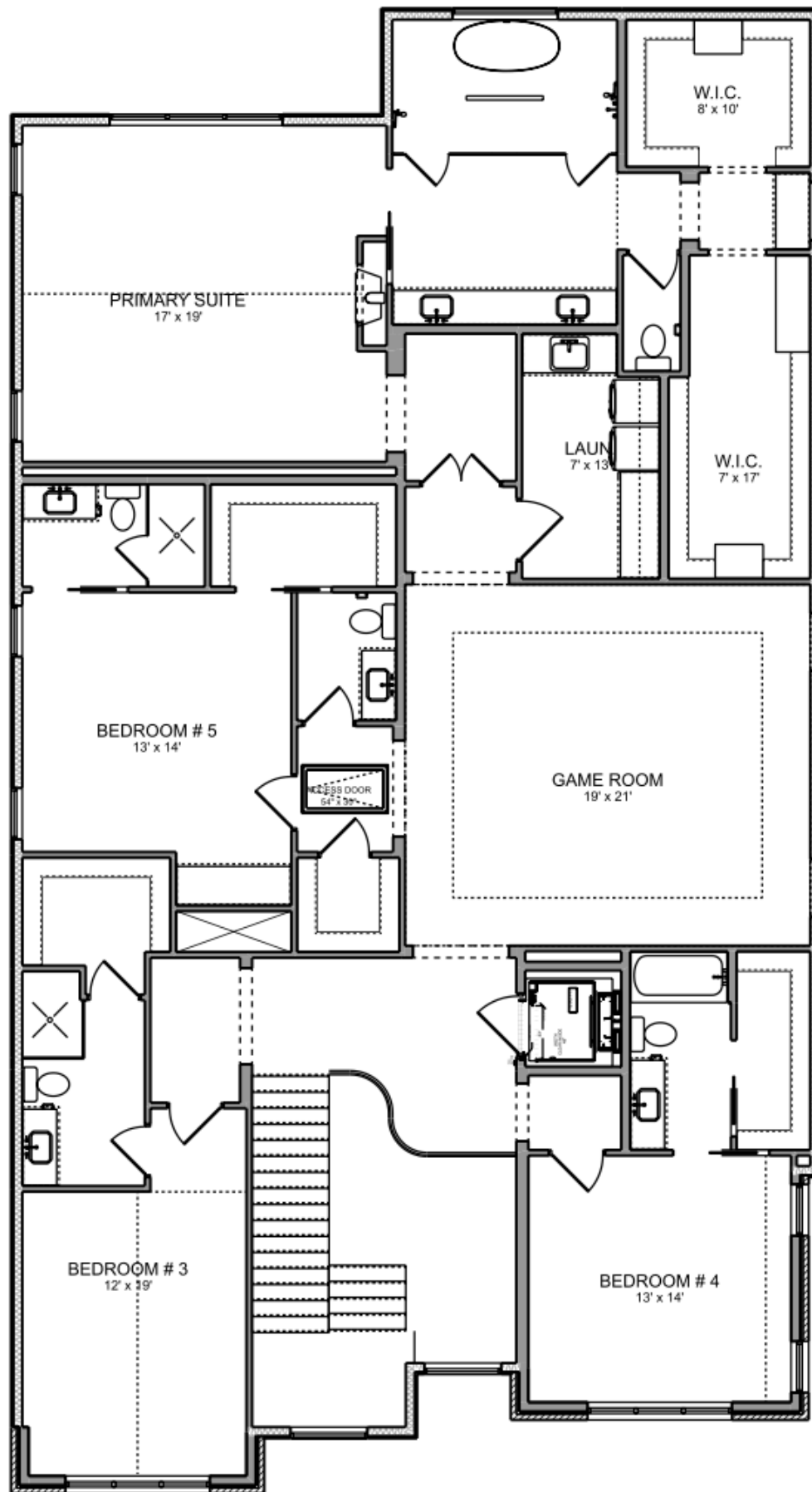
more info: [elizabethhomedesigns.com](https://elizabethhomedesigns.com)

*amb studios*  
EST. 2022





1st Floor



2nd Floor

# GENERAL SPECIFICATIONS

## Exterior

**Siding:** The exterior of the building will be decked with high-quality Brick and Hardie board and Batten siding, known for its exceptional durability and aesthetically pleasing finish. To ensure optimal protection against moisture intrusion, a moisture barrier Tyvek Wrap will be methodically installed.

All windows are RAM, double insulated windows with low E Glass.

**Roofing:** The roof will be equipped with 30-year composition shingles renowned for their outstanding durability and ability to withstand various weather conditions.

**Energy Efficiency:** The construction incorporates Radiant Barrier roof decking technology to enhance energy efficiency by minimizing heat transfer. All exterior walls Batt insulation and Blown insulation in the attic. All windows will be double insulated with Low E Glass, providing excellent insulation and reducing energy consumption. The sliding doors will also feature Insulated Low E Glass for energy efficiency.

**Gutters:** The property will be equipped with gutters to efficiently channel rainwater and prevent water damage to the building and its surroundings.

**Fireplaces:** The living room will feature a Heat & Glo Modern 42" Gas Direct Vent fireplace with remote control, providing both warmth and a stylish focal point. The patio will be equipped with a 36" Courtyard Outdoor fireplace, featuring an electric start for added convenience and enjoyment. Additionally, the master bedroom will boast a 55" Linear Electric fireplace with a remote control, creating a cozy and luxurious ambiance.

**Interior Trim:** The home features 8" baseboards, adding an elegant touch to the interior design.

All cabinets and carpentry work in the home are custom-built on-site, allowing for tailored and high-quality finishes.

**Drywall:** The drywall used is 1/2-inch sheetrock, providing a sturdy and durable wall structure. The finish is a level 5 smooth finish with no texture, creating a sleek and modern appearance.

The garage area is equipped with 5/8-inch fire-rated sheetrock, ensuring safety measures are met.

**As a luxury home builder, we prioritize the use of high-quality materials and cutting-edge features to ensure that our homes not only exude elegance but also provide optimal comfort, durability, and energy efficiency.**

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# FOUNDATION SPECIFICATIONS

Engineered Slab with Piers: The foundation of the building is meticulously designed as an engineered slab with piers, customized to meet the precise requirements of the project. The engineering process ensures that the foundation possesses optimal structural integrity and performance, providing a solid and stable base for the entire structure.

Enhanced Reinforcement: The foundation plans incorporate 4" concrete over bell bottom piers and carton forms. This enhanced reinforcement significantly strengthens and fortifies the foundation, enabling it to withstand a wide range of loads and environmental conditions. By surpassing standard construction practices, we prioritize the long-term durability and stability of the foundation.

Concrete Compressive Strength: The foundation will be constructed with concrete possessing a minimum compressive strength rating of 3000 psi (pounds per square inch). This high-strength concrete ensures the foundation's ability to support the weight and pressures exerted by the building structure, ensuring a robust and long-lasting foundation.

**As luxury home builders, we understand the critical role that a strong and well-engineered foundation plays in the overall quality and durability of a home. Our commitment to exceeding industry standards in foundation construction ensures that your luxury home will stand the test of time with utmost stability and structural integrity.**

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# FRAMING SPECIFICATIONS

Compliance with Codes and Engineered Plans: The framing of the building is executed in full compliance with all applicable building codes and engineered plans. This ensures that the structure maintains optimal structural integrity and adheres to the highest standards of safety.

Exterior Framing: The exterior framing of the building is constructed using 2x6 lumber. This choice of material provides robust support and enhanced stability, ensuring a solid framework that can withstand various environmental factors and load-bearing requirements.

Double Base Plate: A double base plate on first floor is used in the framing construction. This additional layer of support enhances the stability and strength of the structure.

Floor Joists: The floor joists are designed as 18" deep open web trusses, spaced 16" apart. This configuration offers exceptional strength and flexibility, accommodating various floor configurations while providing ample support for the structure.

Support Beams: The support beams utilized are LVL and Engineered Anthony Power Beams. These beams are engineered specifically to meet the structural requirements of the building, ensuring optimal support and load-bearing capacity.

Subfloor: The subfloor is constructed using 1 1/8" Advantech T&G OSB (oriented strand board), securely fastened with both glue and screws. This construction method ensures a solid and stable base for the flooring system, minimizing any potential issues related to movement or squeaking.

High-Quality Framing Materials: All framing materials used meet or exceed the industry standard of #2 grade or better. This guarantees high-quality construction, as only top-grade materials are utilized to ensure the durability and longevity of the structure.

Hardie Siding: The exterior siding consists of Hardie siding, a high-quality and visually appealing material known for its durability. This choice of siding enhances the aesthetics and longevity of the building, ensuring a luxurious and low-maintenance exterior.

**Our commitment to excellence in framing extends to every aspect of the construction process. By utilizing top-grade materials, adhering to codes and engineered plans, and incorporating innovative features, we deliver a structurally sound and superior home that reflects the craftsmanship and quality associated with luxury home building.**

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# INSULATION SPECIFICATIONS

Batten Insulation: The building will be equipped with batten insulation, which provides effective thermal insulation to regulate the temperature inside the home. This insulation material is known for its energy efficiency and ability to minimize heat transfer, creating a comfortable living environment.

Poly Seal Insulation: The insulation plan includes the use of poly seal insulation. This type of insulation helps to seal any gaps or air leaks in the building envelope, preventing drafts and improving energy efficiency. Poly seal insulation acts as a barrier against outside air infiltration, enhancing the overall insulation performance of the home.

Soundproofing in Bathrooms and Showers: Special attention will be given to insulating all bathrooms and showers for soundproofing purposes. This insulation helps to minimize the transmission of sound between rooms, providing a quiet and peaceful atmosphere within these areas. By incorporating soundproofing measures, we aim to enhance the privacy and comfort of your luxury home.

**We prioritize the use of quality insulation materials and techniques to optimize energy efficiency, maintain thermal comfort, and create a serene living environment in your luxury home. Our insulation solutions are designed to meet or exceed industry standards, ensuring that your home is well-insulated and provides exceptional comfort throughout the year.**

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# PLUMBING SPECIFICATIONS

Tankless Water Heater: The plumbing system of the building includes 2 tankless water heaters. This type of water heater provides on-demand hot water, efficiently heating the water as needed. Tankless water heaters offer benefits such as energy savings, continuous hot water supply, and space efficiency.

1-1/2" Water Line: The water line in the building is designed with a 1-1/2" diameter, ensuring an adequate water flow rate and pressure throughout the plumbing system. This larger water line diameter supports the efficient delivery of water to various fixtures and appliances in the home.

PEX Water Piping: All water piping in the building is made of PEX (cross-linked polyethylene). PEX is a flexible and durable material that is resistant to corrosion and scale buildup. PEX piping is known for its ease of installation and ability to maintain water quality. It provides a reliable and efficient water distribution system throughout the home.

Gas Line for Outdoor Kitchen and Fireplace: The plumbing system includes a dedicated gas line specifically designed to serve the outdoor kitchen and fireplace. This gas line ensures a safe and efficient supply of gas for the outdoor cooking appliances and the fireplace, allowing you to enjoy the convenience and comfort of these amenities.

**At our luxury home building company, we prioritize the implementation of high-quality plumbing systems. Our plumbing specifications are carefully planned and executed to provide efficient water delivery, energy-saving solutions, and the necessary infrastructure to support your outdoor amenities.**

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# ELECTRICAL SPECIFICATIONS

Copper Wiring: All wiring in the home is made of copper. Copper wiring is known for its excellent conductivity and durability, ensuring efficient and reliable electrical connections throughout the property. Copper wiring is the industry standard for residential electrical systems due to its superior performance and long-term reliability.

Electrical Panels: The electrical system of the home includes two panels. The main service panel is located in the garage, serving as the primary distribution point for electricity entering the home. Additionally, there is another electrical panel located in the upstairs laundry room, providing convenient access to electrical circuits in that area of the house. These panels ensure effective distribution of electricity to various circuits and ensure safety through circuit protection mechanisms.

EV Outlet in Garage: The garage is equipped with an Electric Vehicle (EV) outlet. This dedicated outlet is specifically designed to provide a convenient and safe power supply for charging electric vehicles. With the EV outlet in place, you can easily charge your electric vehicle at home, enhancing the convenience and practicality of owning an electric vehicle.

**Our commitment to electrical excellence ensures the use of high-quality copper wiring throughout the home, enabling efficient and reliable electrical connections. The inclusion of multiple electrical panels and an EV outlet in the garage reflects our focus on convenience, safety, and accommodating modern electrical needs in luxury homes.**

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# AUDIO, COMPUTER, TELEPHONE, AND SECURITY SPECIFICATIONS

CAT 6 and Coaxial RG6 Wiring: All rooms in the home are wired with CAT 6 wire and coaxial RG6 cable. CAT 6 wiring provides high-speed and reliable network connections for computers, telephones, and other data devices, ensuring efficient data transfer throughout the home. Coaxial RG6 cable is used for television and video signals, allowing for quality video and audio transmission.

Speaker Wiring: The game room, media room, kitchen, dining room, exterior porch, master bedroom, and bathroom are all wired for speakers. This wiring enables the installation of speaker systems in these areas, allowing for immersive audio experiences and entertainment throughout the home.

Security Camera Wiring: Strategic areas such as the front door, side yard, back yard, and back patio are wired for security cameras. This wiring infrastructure supports the installation of security cameras to provide surveillance and monitoring for enhanced home security.

Full Prewired Security System: The home is prewired for a full security system, including all doors and windows upstairs and downstairs. This prewiring facilitates the installation of a comprehensive security system, ensuring the protection and safety of the property.

Glass Break Sensors: The home is wired for glass break sensors, which enhance the security system by detecting the sound frequency associated with breaking glass. This feature adds an extra layer of protection and prompts immediate responses to potential intrusions.

Surround Sound Wiring: The living room and game room are wired for surround sound systems. This wiring configuration allows for the installation of surround sound speakers, creating a captivating audio experience for entertainment purposes.

**Our focus on audio, computer, telephone, and security aspects ensures that your luxury home is equipped with the necessary infrastructure to support modern technology and provide a safe living environment. The incorporation of wired connections, speaker wiring, security camera wiring, and prewired security systems reflects our commitment to convenience, entertainment, and enhanced home security.**

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# DOOR SPECIFICATIONS

The exterior front door is a custom built Steel 4-lite Pivot door. This door design features four glass panels, creating an elegant and visually appealing entryway to the home.

All interior doors in the home are 8' solid core one-panel shaker doors. These doors provide a high-quality and luxurious feel, enhancing the overall aesthetic of the interior spaces.

# A/C & HEATING

The A/C and heating system consists of two total systems: a 5-ton and a 4-ton Carrier system. These systems are designed to provide efficient cooling and heating throughout the home.

Two Carrier furnaces are included, along with two 4" media air filtration systems, ensuring clean and filtered air circulation.

# LIGHTING SPECIFICATIONS

All cans in the home are LED lights, offering energy-efficient and long-lasting illumination.

Undercounter lights are also LED, providing focused and functional lighting in specific areas.

The front entry features gas lanterns, adding a charming and welcoming ambiance.

Electric lighting is installed in the rear area of the home.

The back patio is equipped with a ceiling fan and chandelier, combining comfort and style.

# GARAGE DOOR

The garage door is a custom door with cedar paneling, providing a unique and visually appealing entrance to the garage.

The garage floor is finished with epoxy, enhancing durability and aesthetics.

A 1 HP door opener is installed for smooth and efficient garage door operation.



# APPLIANCES

The kitchen is equipped with Thermador kitchen appliances, renowned for their high-quality and performance.

A built-in Avallon wine fridge is installed in the skullery, and a beverage fridge is placed in the game room, providing convenient storage for drinks.

# COUNTERTOPS

All countertops in the home are made of quartz, offering durability, beauty, and easy maintenance.

# FLOORING

The hardwood flooring throughout the home is engineered European White Oak, measuring 7 ½ inches wide and 9/16 inch thick. This flooring option provides a luxurious and timeless appeal.

The subfloors are 1 1/8 inches thick and securely glued and screwed down, ensuring quiet floors that add both stability and longevity.

# STAIRS

The steps' subfloor is made from 1-1/8 inch thick Advantech subfloor, providing a sturdy and reliable foundation for the stairs. Advantech is a high performance moisture resistant subflooring that is squeak-free.

White oak custom-built steps are installed, complementing the overall design of the home.

The handrailing is a wrought iron custom-made handrail, combining functionality and aesthetics.



# BUILDER SPECIFICATIONS

SEE ALL SPECS



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Kitchen Island Pendants



Mudroom/Scullery



Living room



Primary Bedroom



Breakfast Room



Primary bath



Powder Bath Down



PATIO FAN



Front Exterior

## LIGHTING

*\*SELECTIONS MAY VARY*



Library/ Study



Primary Bathtub



Outside Patio



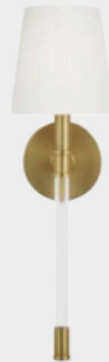
Dining Room



Guest Bedroom/Bath



Bedroom/Bath 3



Bedroom/Bath 4



Bedroom/Bath 5

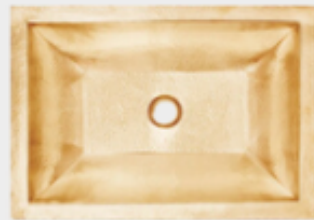
## LIGHTING

*\*SELECTIONS MAY VARY*

Kitchen



Skullery



Wine Room

## PLUMBING

*\*SELECTIONS MAY VARY*





Powder Bath



Garage Bath



Laundry Room



Bathroom 5

## PLUMBING

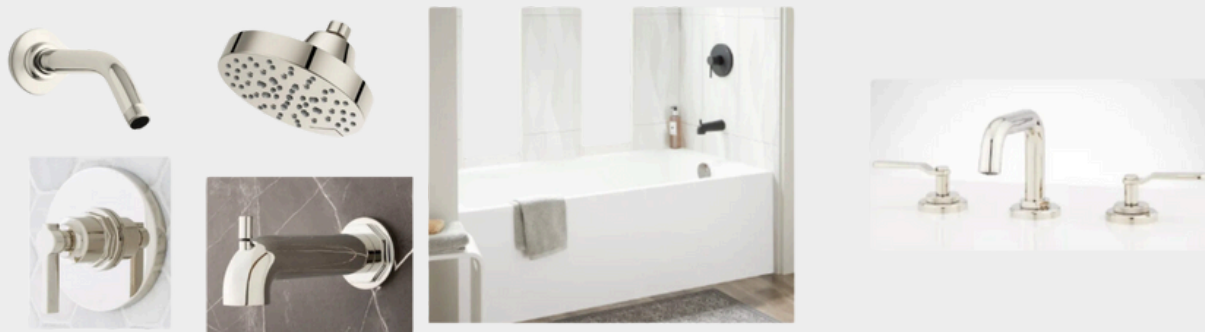
*\*SELECTIONS MAY VARY*



Guest Bath



Bathroom 3



Bathroom 4

## PLUMBING

*\*SELECTIONS MAY VARY*



Primary Bathroom

## **PLUMBING**

*\*SELECTIONS MAY VARY*



Kitchen



Skullery



Outdoor Kitchen

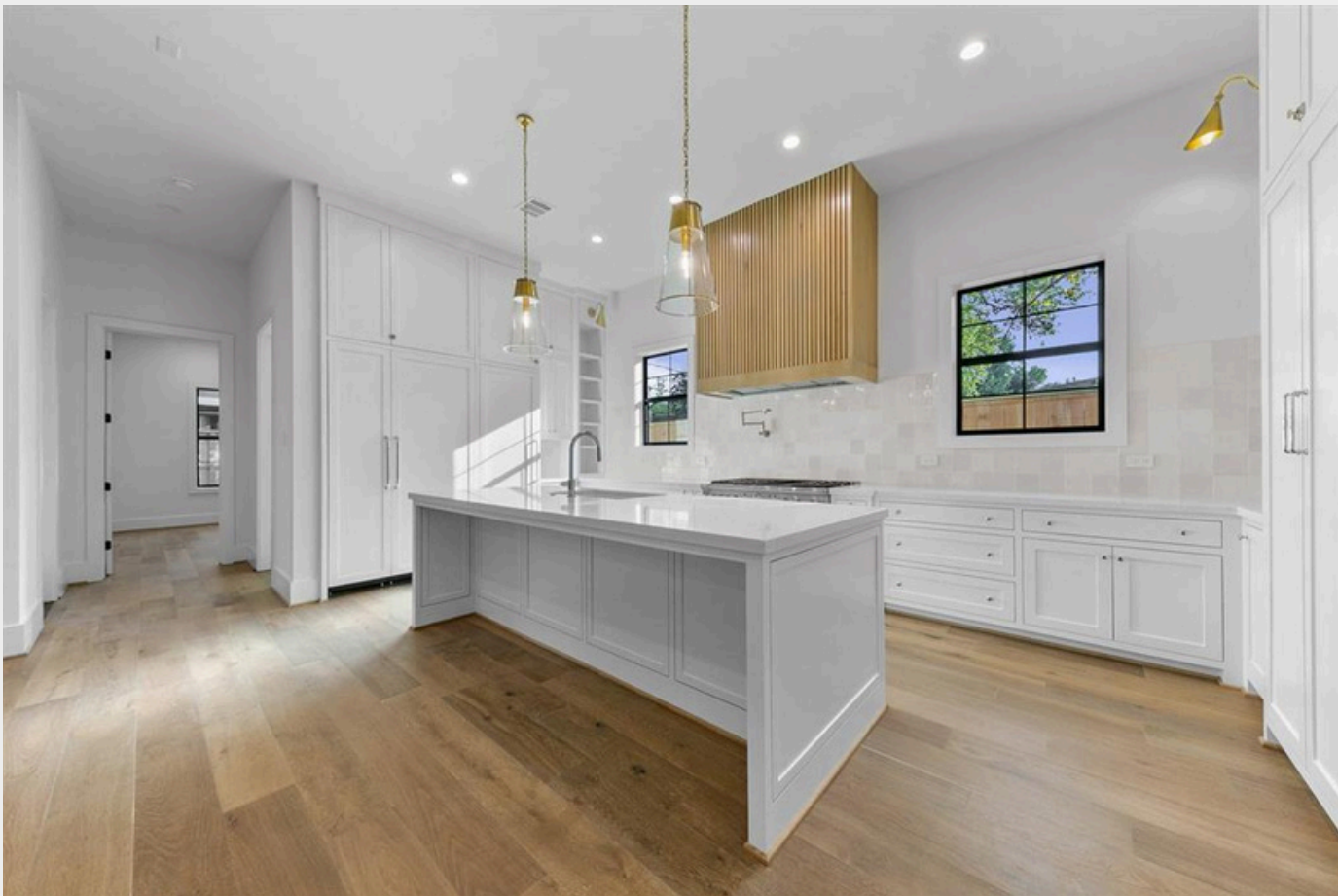
## APPLIANCES

*\*SELECTIONS MAY VARY*



*\*PRIMARY BATHROOM FROM PREVIOUS BUILD. THIS HOME WILL HOST SIMILAR STYLE.*





*\*KITCHEN FROM PREVIOUS BUILD. THIS HOME WILL HOST SIMILAR STYLE.*

