

1014 Shelterwood Drive, Houston, TX 77008

Home Overview and Specifications

- Home Warranty Included.
- Oversized Lot, room for a Pool
- 11 ft Ceiling Height first floor, 10ft Ceiling Height second floor
- 5 bedrooms /4.5 Baths
- Primary Bedroom and Guest Suite or 2nd Primary located on First Floor.
- Large Family room on Second floor
- Highly Desirable Timbergrove Manor Neighborhood (section 5)
- Customizable interior Finishes depending on stage of home completion
- Engineered Woodfloors throughout

Kitchen Features and Appliances

- High End Appliance Package –Brand selection dependent on stage of home completion.
- 48” Range
- Built in Microwave
- Built in Refrigeration
- Soft Close Doors and Drawers
- High End Quartz Countertops
- Large Walk in Pantry

Exterior Features

- Large Covered Rear Patio for Entertaining in the oversized backyard
- Custom Entry Door
- Low E Windows
- Zip Systems sheeting with Hardie cement fiber board on fascia, soffit & siding
- Owens Corning 20+ year supreme shingle roof
- Ridge vents with continuous soffit vents
- Oversized sliding glass patio door
- Automatic sprinkler system

Primary Suite

- Large dual Vanity
- Separate large walk in Shower and free-standing tub
- Shower Glass enclosure
- High End Quartz Countertops
- Oversized Walk in Closet

Available Upgrades

- Note that the availability of upgrades is dependent on the stage of completion,
- Additional Cabinetry in Study, Media rooms, Game rooms.
- Landscape Lighting
- Window Treatment package
- Home automation, Home audio and Security System Packages, house comes prewired.
- Garage Floor Epoxy
- Lighting Allowance for Pendants and Dining Room provided

Please inquire for pricing and details.

Mechanicals

- 16 SEER AC System, R-8 Flex Ducts, High Efficiency Gas Furnaces
 - LED Recess cans throughout
 - Ceiling Fans included in secondary bedrooms and Family Rooms.
 - Security system with keypad, first floor doors and operating windows to have alarm contacts; system will have one (1) siren and first floor glass break detector on sliding door.
 - Prewire for cameras
 - Prewire for wi-fi access points
 - Pre wired for speakers in living area, (will be drywalled over at buyers request.)
 - Living Room and Game room 5.1 prewire
 - Electrical and Plumbing Fixtures; Specific Allowance TBD
- depending on Stage of Construction
- Tankless Hot water heater

Insulation

- R-19 Fiberglass Insulation on Exterior Walls
- Walls R=38 Blown Insulation in Ceiling Areas
- R-22 Insulation in Crawl Space and Cold Floor
- Poly Seal all Base Plates, Exterior Stud Penetrations, Corners and Top Plate
- Radiant Barrier Roof decking

Finish Out

- Custom Site Built Cabinetry Throughout home
- Wood Floors Throughout, Tile in Bathrooms and Laundry