



**3549  
CLINE STREET**

3 BEDROOMS 3.5 BATHROOMS

2,090 SF LIVING SPACE 2,050 SF LOT SIZE

**Offering**  
**The ACES Builder's Warranty**  
**performance standards:**

- 1st year items- general workmanship
- 2nd year items- plumbing, electrical & HVAC
- 6 - year items- major structural & foundation

**Living Room**

- Second Floor Living
- Open Concept
- Recessed Lighting
- Double Paned Low E Windows
- 10 ft. Ceilings
- Large Ceiling Fan
- Pre-wired for Wi-Fi & Speakers
- 7.1 Surround Sound System
- RG6-TV and CAT6 – internet
- Glue down Engineered Wood Flooring (6.5" wide)

**Powder Room**

- Privately sectioned away from the Kitchen
- Quartz Countertop
- Tile Flooring

**Dining Area**

- 10 ft. Ceilings
- Double Paned Low E Windows
- Recessed Lighting
- Pre-wired for a Chandelier
- Glue down Engineered Wood flooring (6.5" wide)

**Kitchen**

- 10 ft. Ceilings
- Stainless Appliances
- GE Free Standing Gas Range with five gas burners
- GE Microwave Oven
- GE Dishwasher
- Quartz Countertops
- Stainless Steel Sink
- Under Cabinet LED Lighting
- Shaker Style Kitchen Cabinets
- Cabinets are all soft closed
- Walk-in Pantry
- Large Window Over Sink
- Matte Black Faucet
- Kitchen Hardware: T-Bar Handles in Matte Black
- 3 Pendant Lights
- Quartz Kitchen Island
- Wine Cooler
- Glue down Engineered Wood Flooring (6.5" wide)

**Owner's Retreat**

- Located on the Third Floor
- 10 ft. Ceilings
- Recessed Lighting
- Ceiling Fan
- Double Paned Low E Windows
- Two walk-in Closets w/Custom Shelving
- 2 USB Outlets
- RG6 – TV and CAT6-internet
- Glue down Engineered Wood Flooring (6.5" wide)

**Primary Bathroom**

- 10 ft. Ceilings
- Dual Double Sinks
- Quartz Countertops
- Tile Flooring
- White Standalone Tub w/Free standing bathtub Faucet Matte Black
- Frameless Shower with Matte Black Rain Shower
- Floor to Ceiling Tile in Shower
- 2 Vent Exhaust

**Bedroom 2**

- Located on the Third Floor
- 10 ft. Ceilings
- Pre-wired for Ceiling Fan (capped)
- Double Paned Low E Windows
- Closet
- Glue down Engineered Wood Flooring (6.5" wide)
- Private Bathroom with Shower/Tub combo and w/Floor to Tile Ceiling
- Tile Flooring in bathroom

**Utility room**

- Located on the Third Floor
- Washer Connections / Electric Dryer Connections /Gas Dryer Connections
- Custom Shelving with Rod
- Tile Flooring

**Bedroom 3**

- Located on the First Floor
- 9 ft. Ceilings
- Pre-wired for Ceiling Fan (capped)
- Double Paned Low E Windows
- Closet
- Private Bathroom with Shower/Tub combo and w/Floor to Tile Ceiling
- Towel cabinet
- Glue down Engineered Wood Flooring (6.5" wide)

**Additional Amenities**

- Roof: Composition (30 yrs.)
- Water Heater
- HVAC: Carrier
- Under Stair Storage
- 8' Doors throughout
- Recessed lighting throughout
- LED Lights 6" Diameter
- Custom Made Metal Stair Railings
- Pre-wired for Alarm System

No guarantee is made that the features, amenities, layouts, photos, materials and facilities depicted by photos, renderings, and/or sketches or otherwise described herein will be provided or, if provided will be of the same type, size or nature as depicted or described, and you shall not rely on the information contained herein. Renderings, photos and sketches may be inaccurate. The Developer may make modifications and changes to the project and information provided herein without notice.



TEXAS LIVING

C O M P A N Y

Realtor

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- 20' feet wide shared driveway
- Exterior of home: Partial Stone Veneer, Hardy Plank and Stucco Board
- Foundation Elevation is Raised 12" over the street
- Digital Thermostats

#### **Garage**

- 2-Attached Garage
- Oversized Garage
- 10 ft. Ceilings
- 240 V Electric Car Charger
- 8' x 16" Garage Door
- Steel Garage Door
- 150 AMP Electrical Panel
- Wi-fi Garage Door Opener

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