

home features

503 EMERALD DRIVE
BELLVILLE, TX 77418



6.1
Acres

3,488
Square Feet

4

4.5

3

OFFERED AT
\$1,050,000

IDEAL KITCHEN

- GE® stainless steel appliance package for the gourmet chef in the family. Includes a 36"-6 burner gas cooktop, self-clean built-in double oven, built-in microwave, and dishwasher
- Oversized stainless steel under mount sink with garbage disposal allows for easy clean-up
- Moen® black faucet with pull-down vegetable sprayer
- Natural stone countertops with continuous stone carried up the backsplash
- A convenient spice rack in the pantry adds function and storage
- Oversized crown molding on kitchen cabinetry
- Island work center
- Decorative pendant light fixtures above the kitchen island add beauty to function
- Custom designed cabinetry features raised panel doors and adjustable shelves on 42" upper cabinets with upper-upper cabinets carried to ceiling
- Beautiful ceramic tile flooring in kitchen and breakfast area offers durability and low maintenance
- Variable speed vent hood, vented outside the home
- Dual Port USB charging station in kitchen

DRAMATIC INTERIORS

- Frameless glass study door
- Dramatic entry with ceramic tile flooring
- Environmentally friendly interior paint with contrasting wall, ceiling, and trim color
- Convenient laundry area with built-in cabinets and sink
- Oversized baseboards and door casings throughout
- Custom lighting throughout
- Wide décor rocker light switches
- Black iron finished door hardware
- Block-panel custom wood casing on front entry door
- Attractive direct vent fireplace with decorative wood mantle and gas logs
- Oversized crown molding in foyer, study, and primary bedroom lends a classic look to the interior
- Raised ceilings in primary closets for seasonal storage and built-in storage
- Rounded sheetrock corners throughout the home (excluding windows) softens the look of the interior
- 10'-12' ceiling heights throughout the home add volume and spaciousness
- Plush carpet with a quality pad

Pinetta Homes will be continually providing you with the best possible home designs and features. In doing so, Pinetta Homes reserves the right to make additions, deletions and/or modify the available features without notice.

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PINETTA HOMES
CUSTOM BUILDER

LUXURIOUS BATHS

- Luxurious free-standing tub in primary bath
- Black iron-trimmed shower enclosure
- Elongated commode in all baths
- Rain glass at primary bath window
- A/C vents in primary walk-in closet
- Framed mirrors at all bath vanities create a designer touch
- Ceramic tile flooring in all baths
- Ceramic tile shower surrounds in all baths
- Custom quality stained vanity cabinets in primary and secondary baths adds beauty to function
- Natural stone vanity tops with undermount bowls in all baths offer a durable, seamless appearance
- His & Hers tall vanities in primary bath
- Primary shower with dropped shower flooring
- Moen® black iron plumbing fixtures in the primary bath and secondary baths for a timeless look
- Separate glass-enclosed shower with tile surround in primary bath and bath 2
- Shampoo niches in all baths

CLASSIC EXTERIORS

- 15' sliding glass door to rear patio
- Durable cementitious siding, soffit, and fascia resistant to termites and fire
- Garage door opener with two transmitters and exterior keyless entry system
- Steel-raised ranch panel garage door 8' tall to maximize your lifestyle
- Fully sodded yard around home
- Programmable sprinkler system
- Architectural laminated shingles with lifetime limited warranty
- Brick on four sides, designated areas
- Herringbone brick paved front porch
- Classic architectural designs offer beauty and curb appeal
- Oversized covered patio with outdoor kitchen, mini bar, and outdoor fireplace
- Dramatic two-tone paint on front elevations
- Elegant 8' stained knotty alder front door
- Full seamless aluminum gutters
- Thermo-insulated rear door with full light and deadbolt

COMFORT & ENERGY SAVING FEATURES

- Attic ventilation system includes soffit vents, ridge vents, and/or air hawks allowing continuous ventilation
- Light Emitting Diodes (LED) flush mount ceiling lights throughout the home
- Indoor and outdoor speed-controlled ceiling fans
- Superior quality reversible ceiling fan in the family room, study, gameroom, and all bedrooms
- Anti-scald valves to prevent accidental burning in showers and tubs
- High-efficiency energy saving gas water heaters
- Attractive dark bronze double-pane, low-e windows with easy clean, tilt out sash provide energy efficiency and lower utility costs
- 16 SEER high efficiency air conditioning systems
- Additional A/C return in primary bedroom for better comfort
- Balanced air pressure, which comes from jump ducts, returns or transfer grills, allows the HVAC system to function at peak efficiency
- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- High-performance media air filter cleans air more efficiently than standard fiber filters
- R-22 insulation in non-flat ceiling areas
- R-38 fiberglass insulation in air-conditioned flat ceilings
- Air-tight polysealant around windows and doors
- Standard connections for both gas and electric clothes dryer
- R-15 insulation in exterior air-conditioned walls
- Carbon monoxide detectors installed for added peace of mind, designated areas

EXTRA TOUCHES

- Home office connection (two CAT6 and one RG 6) in the study simplifies home networking abilities
- Installed alarm system with optional monitoring for peace of mind including one keypad
- Prewired for cable TV/ data combos in 7 locations
- RG 6 digital ready coaxial cable for satellite dish, cable TV, and high speed internet
- State-of-the-art CAT6 advanced wiring for network communications and entertainment

EXTRA TOUCHES (continued)

- Primary suite connects to laundry room
- Large gameroom and casual dining room
- Prewired for motion detector in family room and prewired keypad in primary bedroom
- Floor plug in study and family room
- Exhaust fan in all baths
- Exhaust fan and air-conditioning duct in walk-in utility room
- Breaker box in the garage
- Engineered, certified, and individually inspected foundations
- On-site custom framing
- Our homes are designed to the 120 MPH windstorm requirement of the International Residential Code – the use of special clips, straps, and anchors in the construction of our homes creates added peace of mind and protection for you and your family living on the Gulf Coast
- We offer a 2-year warranty on materials and workmanship and a 10-year structural warranty, providing you with the added assurance and peace of mind
- Freezer plug in utility room and garage
- Prewired for surround sound family room, kitchen, game-room, and rear covered patio for easy home theater installation.
- 60Amp car charger in garage
- Water softener loop installed in garage for easy connection to your future system
- California staircase in garage for easy access to your attic mechanical area with 200 SF storage area

SMARTER HOME SOLUTIONS

- Ecobee thermostat with advanced comfort settings and remote access
- Hardwired 5 wireless access point for improved wireless network connectivity
- Kwikset keypad door lock at the front door for added protection and convenience
- Smart garage door opener