

CH
COTON HOUSE
REALTY • INVESTMENT • DESIGN


CRV HOMES
Your Vision. Our Team. Dream Home!



For Sale

2508 Thomas St Houston, TX 77009

3 BD 2 BA 1579 SQ

Previous homes Built by CRV HOMES



605 Dumble Street Houston, TX 77023



606 Boundary St. Houston, TX 77009



4 Waters Lake Blvd, Missouri City, TX 77459



2508 and 2512 Thomas St Houston, Tx 77009

Property Highlights

Introducing a stunning 3-bedroom, 2-bathroom modern farmhouse house in Northside Village. The interior offers a cozy and functional layout, with spacious rooms and ample natural light. Featuring 1,541 square feet of living space and a 2-car private parking, this gem is just minutes away from Houston Downtown. Surrounded by history, thriving businesses, and entertainment, this development offers unparalleled quality assurance, structural integrity, and contemporary interior finishes. Enjoy environmentally friendly features, a stylish kitchen, and luxurious bathrooms in this exceptional residence. Don't miss the opportunity to live in a neighborhood that seamlessly blends urban living with modern comforts.

Standard Features

Quality Assurance

- 20 Year structural warranty
- 2 Year Warranty on Plumbing, Electrical & A/C;
- 1 Year Warranty on Builder workmanship;
- EPA Partner for Energy, Water and Air;
- Engineered foundation inspected at 3 stages;
- Framing inspected and certified on every home;
- 3rd Party quality inspections at multiple stages;
- 3rd Party energy rating & testing at two-stages;
- Daily inspections by experienced construction staff;
- Windstorm engineered for speeds of up to 110 MPH;
- 10 code-enforcement municipal inspections;
- 100% quality materials (above required standards);
- Workmanship quality is held to the highest standard;
- Supported by the Greater Houston Builders Association;
- Member of the Texas Association of Builders;
- Member of the National Association of Builders

Structural Integrity

- Post-Tension slab foundation with 3,000 PSI concrete;
- Incorporates systems to prevent water intrusion;
- 2x4 #2 grade studs spaced at 16 in. on-center;
- 110 MPH windstorm engineering;
- 7/16 in. OSB full home sheathing wrap;
- Utilizes high-quality materials for long-lasting durability.

Interior

- Contemporary/modern styled upgraded interior finishes;
- Spacious walk-in closets in Primary Bedroom;
- Luxury vinyl flooring throughout
- Beautiful, upgraded tile floors in all full bathrooms;
- Square drywall corners with light wall texture;
- Sherwin Williams high-quality interior paint;
- Raised two-panel square interior decorator doors;
- Phone and cable provided in living area & bedrooms;
- Modern ceiling fans in Primary Bedroom and Family;
- Blocked and wired for fans in secondary bedrooms;
- Upgraded designer light fixture package standard;
- Upgraded designer door and bath hardware;
- Functional utility room with shelving;
- Modern rocker light switches;
- Modern square baseboards throughout the home;

Exterior

- James Hardie fiber cement shell with a 25-year Warranty;
- Sherwin Williams three-tone exterior paint;
- 30-year architectural shingles with lifetime warranty;
- Designer modern front door from the CRV Collection;

- Upgraded front door handle-set and deadbolt;
- Exterior lighting included standard;
- Positive drainage design to flow water away from home;
- Three hose-bibs on exterior of the home;
- Decorator address placard and mail box;

Environmentally Friendly

- EPA ENERGY STAR compliant Homes;
- EPA WaterSense compliant Homes;
- EPA airPLUS compliant Homes;
- Smart programmable thermostat;
- TechShield radiant barrier roof decking;
- 16-SEER Energy efficient air-conditioning;
- Soffit and roofing ventilation;
- Energy Star certified appliances;
- Low emissivity energy efficient windows with screens;
- LED compact lighting;
- Environmentally H2O friendly commodes;
- High-capacity eco-friendly water heater;
- Air sealed windows, doors & penetrations;
- Level-5 insulation for comfort & reduced noise;
- PEX plumbing system installed for water quality;
- Water-proof double layer exterior shell.
- Built using carbon footprint reduction best practices

Kitchen

- Modern Shaker Cabinetry with 6-inch bar pulls;
- Upgraded soft close hinges in select locations;
- Stainless steel appliances with free standing gas range,
- Microwave/range hood combination vented to the exterior;
- Efficient upgraded eco-wash cycle dishwasher;
- Quartz Countertops and field tile designer backsplash;
- Three pendent lights over the island;
- Gas connection supplied to range standard;
- High-efficiency garbage disposal standard;
- Stainless steel large basin under-mount kitchen sink;
- Upgraded modern kitchen sink faucet with sprayer;
- Ice-maker hook-up for refrigerator.

Bathrooms

- Modern Shaker Cabinetry with 6-inch bar pulls;
- Comfort height double vanity in Master Bathroom;
- Marlana countertops with square under-mount sinks;
- Modern designer bathroom fixtures/accessories;
- Polished edge mirrors over all bath vanities
- Comfort height elongated toilettes in all bathrooms;
- Upgraded frameless walk-in shower with doorless entry; Upgraded tile flooring full bathrooms and walk-in shower;
- Upgraded bathroom wall tile.

VA, FHA and Conventional Financing Approved

Builder reserves the right to make changes in the plans and specifications, to change the features and or substitute material of similar quality without notice. Energy use and costs for all Homes will vary based on a variety of factors such as home type, plan options, features, usage, orientation, site, and or utility rates, climate and operation of the home. Please contact CRV Homes for more details. Prices subject to change without notice. Void where prohibited. Rev. 3/23/2023.



For custom homes or investment properties contact us at: crvhomes.com | 888-993-7871



SMART HOME

NEW SMART HOME TECHNOLOGY

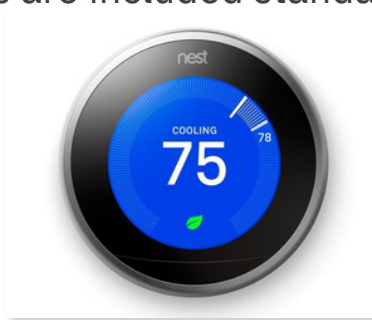
CRV Homes is already known for our exceptional quality, open semi-modern style and custom features. Now, buying a CRV Home is an even smarter choice. We have partnered with top companies to make it easy and convenient for you to take advantage of smart home technology built right into your new CRV Home at no additional cost.

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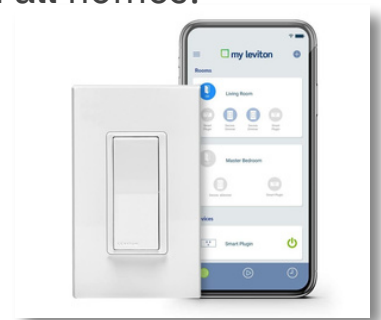
All below features are included standard in all homes!



Nest Video Doorbell



Nest Thermostat



Wi-Fi Light Switches



Nest x Yale Automated Lock



Nest Outdoor Camera



USB Charging Outlets

Effective on contracts signed beginning 2019. Not standard with investor programs. Builder reserves the right to make changes to the specifications, to change the features and or substitute items of similar quality without notice. All features subject to change without notice. Contact Builder for additional terms and exclusions. Any pictures shown are for illustration purposes only. Some pictures may not be owned by the Company and/or affiliates and are not intended to be representations of their work. The pictures are used only to illustrate an example or provide a graphic for design purposes only. © 2019 Houstonian Capital Investments. All Rights Reserved.



CRV HOMES

Quality | Efficient | Smart

Exclusive Builder For: HOUSTONIAN CAPITAL INVESTMENTS



Wi-Fi Light
Switches



Nest x Yale
Automated Lock



USB Charging
Outlets



Nest Video
Doorbell



Nest
Thermostat

NEW SMART HOME TECHNOLOGY

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MINUTE MAID PARK
9 MINUTES
3.3 MILES



EAST RIVER PROJECT
10 MINUTES
3.0 MILES



BBVA COMPASS
11 MINUTES
3.3 MILES



WHITE OAK MUSIC HALL
2 MINUTES
0.5 MILES