

3737 PIN OAK DR., CONROE, TX 77301

INCLUDED FEATURES

QUALITY ASSURANCE

- * Professionally engineered conventional rebar foundation
- * Engineered structural framing inspected and certified
- * Third party quality inspections performed prior to sheetrock and final stage of construction
- * Home meets or exceeds Energy Star rating
- * Final walk-through with builder

ENERGY EFFICIENCY

- * Spray foam insulation in all exterior walls and ceilings {except garage}
- * High efficiency insulated Low-E glass double pane vinyl windows to reduce ultraviolet transmission
- * Energy saving LED light bulbs installed throughout the home
- * Smoke and carbon monoxide detectors
- * Ceiling fans in all bedrooms, living room and on patio
- * Goodman electric heating and A/C system
- * A.O. Smith Signature 100, 57-gallon water heater
- * Polycel sealant around all windows, doors, pipes, wiring holes, and exterior base plates for improved energy efficiency and comfort
- * PEX plumbing system installed for water quality and energy efficiency
- * HardiBacker cement board with Moldblock technology installed in all showers

EXTERIOR FINISHES

- *Smart siding and stucco exterior
- *Front porch with cedar columns, decorative coach lights and stained tongue and groove wood ceiling
- *Oversized covered back patio with stained tongue and groove wood ceiling
- *Flood lights in backyard
- *Lifetime limited warranty architectural shingles – nailed not stapled
- *Grand 8-foot wrought iron front door with Aquatex privacy glass, 14 gauge steel frame and panels and 2” thick door panel
- *Garage door opener with smart phone capabilities and 2 remotes
- *16-foot-wide garage, 9 foot garage ceiling and 8 foot height garage door
- *Fully painted garage with 5” baseboards
- *Oversized driveway
- *Front yard landscape package with fully sodded front yard and partially sodded back yard
- *6 foot fence in back yard with 2 gates

INTERIOR

- * 4 Bedrooms and 2-1/2 baths
- * Quartz counter tops in kitchen and all baths with undermount sinks
- * Utility room features a sink, cabinets and built-in storage with adjustable Shelves
- * Wood look tile floors throughout the home (NO CARPET!)
- * Decorative brushed nickel light fixtures in entry and in dining room
- * Large 5” baseboards throughout the home
- * High plugs for TV’s in all bedrooms and living room
- * 2nd full bath has quartz counter tops and 2 undermount sinks with separate door to commode and tub
- *12 foot ceilings in living room, entry, front bedroom and 10 foot ceilings in primary bedroom

KITCHEN

- *Painted 50” custom site-built cabinets with shaker panel doors
- *Brushed nickel cabinet hardware
- *2 built-in pull out spice cabinets
- *Pull out trash drawer
- *Quartz counter tops
- *Large, oversized island
- *Walk-in pantry
- *GE 5-burner black and stainless range
- *GE stainless steel microwave
- *GE stainless steel dishwasher

PRIMARY BATH

- *Painted site-built cabinets with quartz counter tops and 2 undermount sinks
- *Executive, frameless enclosed shower with tile surround
- *Garden tub with tile surround
- *Built-in shelving in commode area
- *California closet like design in walk-in closet.