

Luxury Living

SUNBURY VILLAGE LOOKBOOK



9 Homes | 3 Beds | 2.5 Baths | 1553 Sq ft|
Starting at \$280's

Powered By



A Project By



IN HOME
GENERATORS
INCLUDED!



KIMBERLY LANE
PROPERTIES
BROKERAGE & DEVELOPMENT



WHITESTONE

DEVELOPMENTS

WELCOME HOME

Introducing Sunbury Village, a community nestled in the heart of Northeast Houston, where homes starting in the \$280's offer luxury and affordability in perfect harmony.

Sunbury Village is apart of the thoughtful renaissance and revival of Houston's Settegast community.

Just a short commute to Houston's downtown city center this community is perfect location for first time buyers and families who want to live | work | play near home.



KIMBERLY LANE
PROPERTIES
BROKERAGE & DEVELOPMENT

713-357-1616



Luxury meets affordability
in perfect harmony

STANDARD FEATURES



KITCHEN

- PAINTED OR STAINED DISTINCTIVE 42-INCH CABINETS WITH FULL EXTENSION DRAWER GUIDES AND RAISED OR SHAKER PANEL DOORS AND SOFT CLOSE DRAWERS AND DOORS
- GRANITE OR QUARTZ COUNTERTOPS WITH TILE BACKSPLASH
- UNDER CABINET LIGHTING
- GE CAFE 36" GAS COOKTOP WITH 30" SELF-CLEANING DOUBLE OVEN
- GE CAFE BUILT-IN MICROWAVE
- GE ENERGY STAR® LABELED DISHWASHER
- UNDERMOUNT SINK WITH DELTA PULL-OUT FAUCET



FINISH DETAILS

- MODERN ROCKER SWITCHES
- RECESSED LIGHTING THROUGHOUT
- CEILING FANS IN ALL BEDROOMS
- 8-FOOT RECTANGULAR SIX-PANEL DOORS
- 11 FOOT CEILINGS IN COMMON AREAS
- WROUGHT IRON STAIR BALUSTERS
- NICKEL OR BRONZE DECORATIVE LIGHT FIXTURES.
- LVP, LUXURY VINYL PLANK WOOD FLOORING IN ALL COMMON AREAS
- HIGH QUALITY CARPET IN BEDROOMS

PRIMARY BATH

- PAINTED OR STAINED VANITY CABINETS W/ MARLANA COUNTERTOPS & RECTANGULAR UNDERMOUNT SINKS
- SEPARATE GLASS ENCLOSED SHOWER WITH TILE SURROUND & FLOOR
- TILE FLOORING IN ALL BATHROOMS
- DELTA FAUCETS WITH ROMAN TUB FAUCET ON GARDEN TUB

TECHNOLOGY

- KWIKSET® KEYLESS ENTRY LOCK WITH Z-WAVE® TECHNOLOGY SMARTPHONE OPERATION.
- WI-FI ENABLED GARAGE DOOR OPENER(S).
- WIRELESS ALARM SYSTEM

INSULATION

- WALLS: R-13
- FLOORS | FLOORS: R21



Finishes subject to availability & agreed upon selections

FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

EXTERIOR PLAN





NEIGHBORHOOD GUIDE

FUN, FOOD & FESTIVITIES ...IN YOUR COMMUNITY

5
Local
Eateries

- Mattie's Catfish Kitchen & more
- Sunshine's Vegan
- Retta's Restaurant
- Taqueria Las Aguilas
- Lee's Burger Joint



5
Parks

- Rosewood Park
- Houston Garden Park
- Busby Park
- Tidwell Park
- Hutcheson Park



3
Fitness
Centers

- Planet Fitness
- Hero Performance
- Blink Fitness Northline

3
Major
Highways

- Interstate 59
- Interstate 610
- Interstate 10

2
Stadiums

- Minute Maid Park
- Toyota Center



TOYOTA CENTER



MINUTE MAID PARK



HOUSTON CITY GUIDE

LONE STAR FLIGHT MUSEUM



SPACE CENTER HOUSTON



KEMAH BOARDWALK



HOUSTON CITY GUIDE

YOGI BEAR'S JELLYSTONE PARK



HOUSTON ZOO



HOUSTON'S MUSEUM OF NATURAL SCIENCE



ASSIGNED SCHOOLS

ELMORE ELEMENTARY SCHOOL



KEY MIDDLE SCHOOL



KASHMERE HIGH SCHOOL



HISD HOUSTON INDEPENDENT SCHOOL DISTRICT

VISION STATEMENT

The Houston Independent School District (HISD) empowers students to become critical thinkers, visionary leaders, and active contributors in their community, fostering a pathway to success for limitless opportunities in a competitive global landscape.

STUDENT OUTCOME GOALS

Goal 1

The percentage of grade 3 students in HISD earning Meets Grade Level on the State of Texas Assessments of Academic Readiness (STAAR) reading test will increase from 41 percent in June 2023 to 56 percent in June 2028.

Goal 2

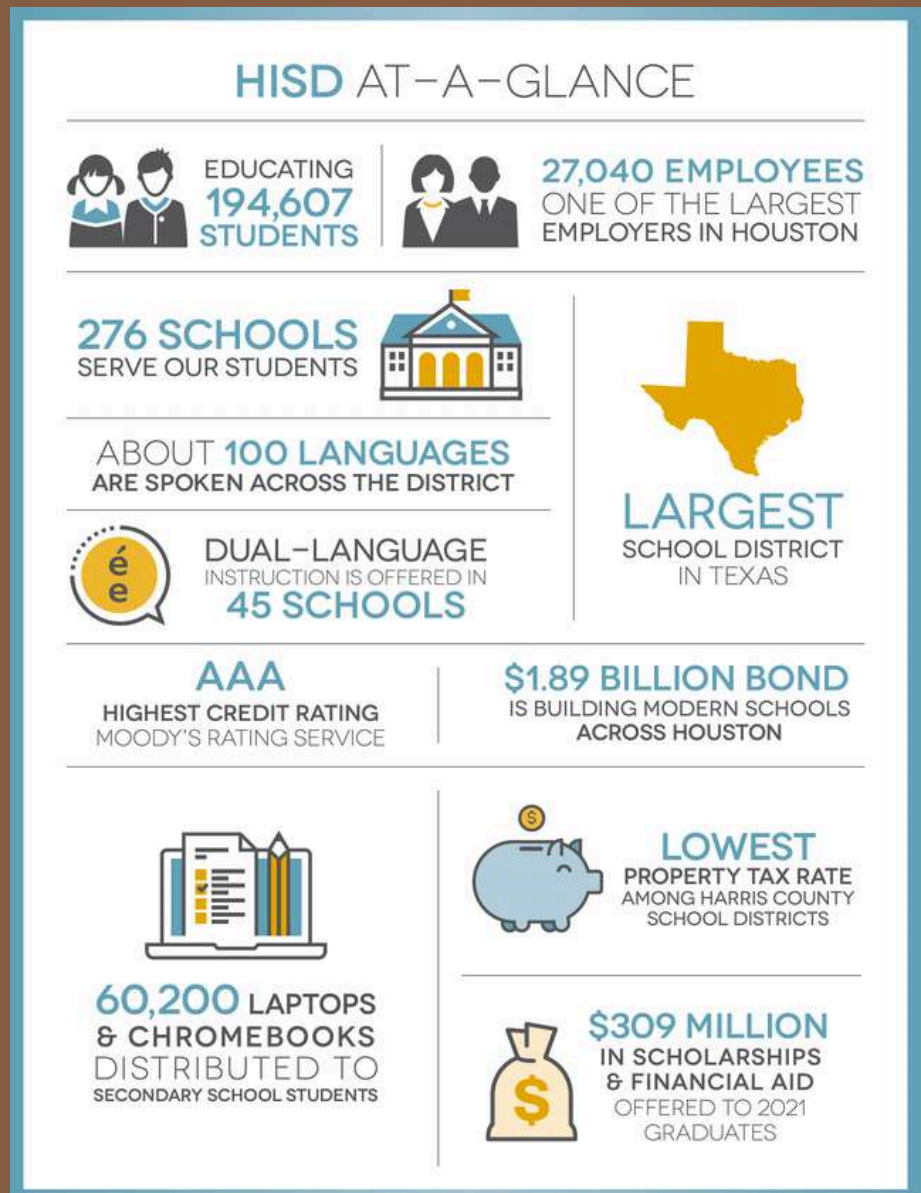
The percentage of grade 3 students in HISD earning Meets Grade Level on the STAAR math test will increase from 38 percent in June 2023 to 53 percent in June 2028.

Goal 3

The percentage of students graduating Texas Success Initiative (TSI)-ready and with an industry-based certification (IBC) will increase from 11 percent for the 2021-22 graduates to 26 percent for the 2026-27 graduates.

Goal 4

Students in grades 4 through 8 who receive special education services that achieve growth as measured by Domain 2 Part A of the state accountability system will increase from 63 percent in August 2023 to 78 percent in August 2028.



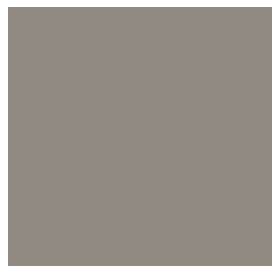
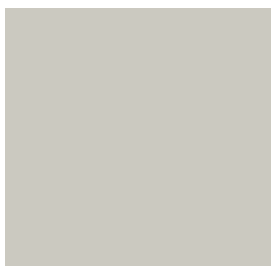
FINISH SELECTION

KITCHEN



FINISH SELECTION

KITCHEN



FINISH SELECTION

BATH

BLACK HARDWARE



FINISH SELECTION

MASTER BATH



OR



FINISH SELECTION

LIGHT FIXTURES



DOORS/HARDWARE



TECHNOLOGY



FINISH SELECTION

FLOORING



INTERIOR | EXTERIOR PAINT



**Finishes subject to change





LENDER OFFERINGS

- UP TO \$20,000 IN BUYER CREDIT (FOR CLOSING COSTS, UPGRADES, RATE BUY DOWNS, ETC)
- MEDICAL & LEGAL PROFESSION SPECIALTY LOANS
- VA 0% DOWN LOANS
- FHA 3.5% DOWN LOANS
- 3% DOWN CONVENTIONAL LOANS
- 100% FINANCING (NO MONEY DOWN)
- 5% GRANTS TOWARDS CLOSING
- 1/2 RATE BUYER DOWNS
- DOWN PAYMENT ASSISTANCE LOANS



*AS OF JUNE 2024



LET'S GET IN
TOUCH!

PRE SALES NOW AVAILABLE

Email: admin@klptx.com

Phone: 713-357-1616

www.kimberlylaneproperties.com

Let's make
SUNBURY VILLAGE
your new home!

