



### GENERAL DESCRIPTION

- 2 & 3 Story Detached Single Family Homes
- 3 Bedrooms, 2.5 Baths
- Lushly Landscaped "Oasis" Featuring Lighted Fountain and Walking Trail
- Controlled Access Gated Community

### GENERAL FEATURES

- Oversized Garage Accommodates Full Sized SUV's
- Pre-Wired for High Speed Internet, Cable TV, and Surround Sound
- Alarm System Installed
- Hardwood Floors in Living, Kitchen & Dining Rooms
- Hardwood Stairs (Lower Floors Only on Mirage)
- Travertine Marble Tile in Entry Foyer and Master Bath
- Ceramic Tile in Utility Room and Secondary Bath
- Rounded Walls, Arches & Art Niches
- Guest Powder Room
- Toto Toilets
- Zoned Lennox Air Conditioning
- 50 Gal. Hot Water Heater
- Vanguard PEX Water System
- Separate Office (Mirage Only)
- Two Story Living Room (Mirage Plan Only)
- Sunken Living Room (Palm & Mirage Only)

### KITCHEN FEATURES

- Stainless Steel GE Appliances Including Gas Stove and Oven, Dishwasher, & Microwave
- Solid Granite Countertops and 4" Backsplash
- Pendant Lighting over Island (Palm & Mirage Only)
- Pantry
- Silgranite Sink

### MASTER BED & BATH FEATURES

- Separate Semi-Frameless Glass Shower with Independently Operated Dual Shower Heads
- Symmons Fixtures in Master Bath
- Oversized Americh Catalina Series Bathtubs
- Spacious Walk-In Closets with Custom Built-In Shelves and Cabinets & Drawers
- Dual Vanity in Master Bath

### CUSTOM OPTIONS

- Built-in Wet Bar with Granite Countertops
- GE Profile Appliance Package
- Jetted Tub Package for Master Bath with Air Option
- Gas Fireplace (Standard on Mirage)
- Second Floor Deck (Sahara Only)
- Outdoor Kitchen on Covered Patio or Deck
- Sun Tunnels

### EXTERIOR FEATURES

- Visitor Parking Available
- Large Private Backyards
- Covered Outdoor Patio with Ceiling Fan (Palm & Mirage Only)
- Covered Entry at Front Door
- Low E Dual Paned Insulated Glass Windows
- Insulated Walls: R Factor – 13
- Insulated Attic: R Factor – 30
- Techshield Energy Efficient Roof Decking

### \$100 MONTHLY MAINTENANCE FEE INCLUDES

- Water & Sewer
- Trash
- Gate
- Common Area Maintenance & Landscaping

### STRUCSURE HOME WARRANTY

- One Year Warranty on Workmanship & Material
- Two Year Warranty on Major Mechanical Systems
- Ten Year Warranty on Major Structural Defects
- Visit StrucSure Home Warranty Website at [www.strucsure.com](http://www.strucsure.com) for more information

### COMMUNITY

- Across the Street from Future KIPP Academy
- Directly Situated on Proposed METRO Rail Southeast Corridor
- 1 mile to University of Houston
- 1.5 miles to Texas Southern University
- 4 miles to Texas Medical Center
- 5 miles to Houston Community College Central Campus
- 5 miles to Rice University

### AREA RECREATION

- MacGregor Park & Homer Ford Tennis Center
- Herman Park Municipal Golf Course
- Toyota Center
- Minute Maid Park
- Reliant Park
- Brays Bayou Walking Trail

### 5 MINUTES FROM

- Texas Medical Center via Old Spanish Trail
- Downtown via Spur 5
- Midtown
- I-45
- US-59
- SH-288

TAX RATE - \$2.86

Prices, materials, and floor plans are subject to change at any time without notice.