

1005 20th Street, Hempstead, Texas 77445

This is NOT your everyday list of new home standards, these are things most builders DON'T have. Therefore, these are extraordinary features and design ideas that make this home special. We hope you agree.

LOCATION & LIFESTYLE

1. This home is on a street accessible only from Washington Street, VERY, VERY SECLUDED &
2. Because the street is new, all other lots zoned to be new homes too, NO NEGATIVE VIEWS &
3. The front yard is extra deep with more than 70' of driveway, LOTS OF OFF-STREET PARKING &
4. The side yards are 40-50% wider than typical comparable homes HENCE EVEN MORE PRIVACY &
5. The backyard is over 3000 sq ft perfect for a pool or whatever you desire, WIDE OPEN SPACES &
6. No pesky HOAs, transfer, education or more, THIS CAN SAVE LOTS OF MONEY EVERY YEAR &
7. Very low property tax rate compared to most new home areas, SAVING MONEY ANNUALLY &
8. Nestled in a small town of very friendly people, WHERE YOU CAN KNOW EVERYBODY'S NAME &
9. Huge new employers Mustang and HEB Distribution centers coming, BOTH COMING IN 2026 &
10. Fun annual hometown events like the Watermelon Festival & Bluebonnet Parade, LIVING GOOD &

OUTSIDE & BETWEEN THE WALLS

11. Eco-friendly Hardie Brand Siding & Trim only, NO WOOD TO ROT, ATTRACT BUGS, OR BURN &
12. Whole home wrapped by full deck sheathing & House Wrap, NO FOAM OR CARDBOARD &
13. Poly Sealant & Blower Door testing for maximum efficiency, A TIGHTER HOME SAVES ENERGY &
14. Roof shingles are black architectural type, NO CHEAP FLAT ROOFS OR UGLY STREAKING &
15. 7/16" Tech Shield radiant barrier decking & Weather Guard underlayment, SAVES ENERGY TOO &
16. Low E double paned windows with dual locks and tilt-in sash, EASIER TO CLEAN & SAFER TOO &
17. High Efficiency HVAC system with all new 454 Freon, THE OLD FREON WILL GET HARD TO FIND &
18. LED lighting is brightness adjustable your preference, FRONT & REAR FLOOD LIGHTS LED TOO &
19. Paperless wall insulation + blown fiberglass in ceiling, NO FOOD FOR BUGS & POSSIBLE MOLD &
20. Hardie Backer & full RedGard Membrane behind tub/shower walls, STRONG & BUILT TO LAST &

THE INSIDE SCOOP

21. A soaring two-story foyer with transom windows above, MAKES FOR A WELL-LIT GRAND ENTRY &
22. Large central loft upstairs with computer center, NOT JUST 4 BEDROOMS AND HALLWAYS &
23. Utility Room is on the same floor with bedrooms, NO TOTING CLOTHES UP & DOWN THE STAIRS &
24. 2" window blinds on all operable windows, THE BLACKOUT BENEFIT GIVES MAXIMUM PRIVACY &
25. Great Room large stainless steel ceiling fan with speed control, COMFORTABLE & DRAMATIC &
26. Bedroom closets are walk-ins for better access to hanging clothes, NO TINY WALL CLOSETS &
27. White shaker cabinets have slow closing doors & dovetail drawers, BETTER BUILT, NO STAPLES &
28. Cabinets are the same color inside and out & have knobs/pulls too, HIGH STYLE + FUNCTIONAL &
29. Downstairs base boards taller than most builders, & WE JUST COULDN'T DO WHAT THEY DO &
30. Wood look vinyl plank flooring throughout downstairs, NO UGLY TRANSTION STRIPS TO TRIP ON &

KITCHEN, SHOULD BE THE HEART OF THE HOME

31. Freestanding island is the command center of the whole home, A CHEF'S DREAM COME TRUE &
32. Kick panel underneath the island is trimmed with shiplap, ATTRACTIVE & MORE DURABLE TOO &
33. Shiplap backsplash matches the kick panel, THIS ADDS A SENSE OF STYLE UNPARALLELED &
34. Solid granite countertops with square edges & no seams, NO THIN STUFF OR EVEN PLASTIC &
35. Stainless steel Whirlpool appliances with a 5-burner range, NOT YOUR STARTER APPLIANCES &
36. Over the range hood vents out through the exterior wall, MORE EFFICIENT & BETTER PLANNING &
37. Doors to the garage & backyard are by the island, CONVENIENCES LIKE THIS MAKE LIVING EASY &
38. Rear yard door has a window for added natural light, KITCHENS DON'T HAVE TO BE DARK \$
39. A black gooseneck chef's faucet has a built-in sprayer, ANOTHER EXTRAORDINARY TOUCH &
40. Large undermount extra deep stainless steel sink is double bowl, FOR THOSE REALLY BIG POTS &

BATHS ARE NO PLACE TO CUT COSTS

41. Designer tub & shower surrounds tiled to the ceiling, WHY DO SOME BUILDERS STOP SHORT &
42. The walk-in shower has a mud set floor and seat, NO PLASTIC PAN HERE & EASIER TO CLEAN &
43. Oversize rainmaker shower heads in full baths, SHOULDN'T YOUR OASIS FEEL LIKE A SPA &
44. Primary bath has an operable window, PERFECT FOR NATURAL LIGHT & ADDED VENTILATION &
45. Secondary bathtub is enamel over steel, NO "ACRYLIC"/PLASTIC TUBS THAT IS HARD TO CLEAN &
46. Under mount rectangular sinks with black fixtures, EASY TO CLEAN & LOOKS MORE CUSTOM &
47. Oversized framed & beveled glass mirrors, NO PLAIN OLD GLUE ON MIRRORS HERE, &
48. Dual-flush elongated toilets with soft-close seats, SAVES WATER & IS HARDER TO CLOG &
49. Brick style large tile flooring over Hardie Backer, DURABILITY SHOULD BE ATTRACTIVE TOO &
50. The laundry area is treated just like the bathrooms, NO REASON TO NEGLECT THIS AREA &

EVEN MORE TO CONSIDER

51. Steppingstones provide the entry to the front porch, A VERY HIGH-END CUSTOM LOOK &
52. Brick wainscot at the first floor on the elevation, RARE EVEN IN HOMES MORE EXPENSIVE &
53. The garage door is not typically seen in this price range, INSTEAD OF THE DOOR OF BOXES &
54. There are 3 different exterior paint colors, IT COSTS A LITTLE MORE BUT IT IS WELL WORTH IT &
55. The first 2 starter steps match the downstairs flooring, THE ENTRY SHOULD BE VERY DRAMATIC &
56. Interior door hinges are silver just like the rest of the home's fixtures, WHO DOES THIS? WE DO &
57. Floor decking upstairs is T&G, glued & screwed down, GOING THE EXTRA MILE WITH QUALITY &
58. The washer & dryer drain to the exterior from a pan, TO MAKE SURE A LEAK DOESN'T MATTER &
59. There is a drip rod in the laundry under the shelf, SO YOU CAN HANG DAMP THINGS TO DRY &
60. Even the address on the home has shadow effect, GREATER VIBILITY NO MATTER THE WEATHER &

WE KNOW THERE ARE LOTS OF CHOICES OUT THERE, BUT HERE ARE 60 REASONS WE ARE VERY UNIQUE AND DIFFERENT. COME SEE AND FIND EVEN MORE WE DIDN'T LIST HERE.

WE BELIEVE YOU'VE EARNED AND DESERVE TO LIVE SPECIAL!