

HOME FEATURES SHEET

13106 & 13108 DONEGAL WAY. HOUSTON, TX 77047

 3
each unit

 2.5
each unit

Property Highlights

Open-concept living shines in this stylish home featuring oversized marble-style tile flooring and a designer kitchen with quartz countertops, custom cabinetry, modern black hardware, and included stainless steel appliances. Entertain with ease thanks to a built-in wine/dry bar and seamless flow throughout. Spa-inspired bathrooms offer a relaxing retreat with a soaking tub and glass shower, while contemporary lighting and sleek black trim add a sophisticated touch. Exterior highlights include fresh landscaping, a private driveway, and an attached garage—blending comfort, function, and modern design in one exceptional property

Entrance & Foyer

- **Modern front door with glass insert** – allows natural light while maintaining privacy.
- **Statement black trim throughout** – creates bold contrast against the bright interior palette.
- **Open-concept sightlines from the entry** – immediate view into the main living space for a dramatic entrance.

Main Living Areas

- **Oversized marble-style tile flooring** – sleek, reflective finish that enhances brightness and luxury feel
- **Contemporary lighting package** – designer fixtures that elevate each space.
- **Built-in wine / dry bar** – perfect for entertaining guests or creating a sophisticated lounge vibe.
- **Dedicated TV-ready wall with recording camera system** – ideal for media setups and added security integration.

Kitchen Features

- **Waterfall-style quartz island** – striking focal point with ample prep and seating space.
- **Stainless steel appliance package** – modern, durable, and move-in ready.
- **Custom cabinetry with black hardware** – clean lines with high-contrast designer detail.
- **Under-cabinet illumination** – enhances functionality and ambiance.

Bedrooms & Baths

- **Spacious bedrooms with modern ceiling fans** – comfort and airflow in every room.
- **Neutral designer color palette** – ready for any décor style.
- **Luxury plank flooring upstairs** – durable and cohesive with the home's aesthetic.
- **Freestanding soaking tub** – elegant focal point for ultimate relaxation.
- **Frameless glass walk-in shower** – clean, modern, and spacious.
- **Upgraded rainfall shower head** – enhanced spa-like experience.
- **LED mirrors with modern vanities** – functional and visually striking.

Garage & Utility Spaces

- **Attached garage with Tesla charger** – ready for electric vehicle convenience.
- **Private driveway** – additional parking space for guests or residents.
- **Dedicated laundry area** – functional and well-positioned.

Security & Technology

- **Ring doorbell camera** – real-time front entry monitoring.
- **Pre-installed recording camera system** – added peace of mind.
- **Keypad front door entry** – convenient and secure access.
- **Garage keypad system** – easy entry without keys.

Outdoor Living

- **Covered patio** – shaded space for relaxing or entertaining.
- **Fully fenced backyard** – privacy and security.
- **Fresh landscaping** – clean, low-maintenance curb appeal.
- **Modern brick façade** – durable exterior with strong visual impact.

