

MODERN, SAFE & SUSTAINABLE LIVING

BUILT WITH VISION.
DESIGNED FOR LIFE.



3106 NEWCASTLE DR.
HOUSTON, TEXAS

SPECIFICATIONS

A striking modern residence where
ELEGANCE, COMFORT, TECHNOLOGY AND CRAFTSMANSHIP
come together in perfect harmony.



5,561 Sf



CONCRETE
STRUCTURE



5 BEDROOMS



6.5 BATHROOMS



2-CAR GARAGE



ELEVATOR



POOL

• HIGH-PERFORMANCE CONSTRUCTION • ADVANCED BUILDING SYSTEMS SYSTEMS • SUPERIOR INDOOR COMFORT • HEALTHY LEAVING



EVERLASTING HOMES
BUILDING GROUP

LUXURY HOMES. ENGINEERED TO LAST.
EVERLASTINGHOMESGROUP.COM | 713 492 1828



BUILT TO PROTECT.
DESIGNED TO ENDURE.



SUSTAINABLE TODAY.
STRONGER TOMORROW.



EVERLASTING HOMES HAS BEEN FEATURED ON **Bloomberg TV** | AND WON 6 NATIONAL AWARDS



GENERAL DESCRIPTION

ONE OF A KIND, elegant, contemporary, high resilience & energy efficient house with elevator & pool located on 8241 sf lot in prime Afton Oaks Area near River Oaks District.

2 stories, ~ 6051 sf covered Area; ~ 5561 sf living Area; 1065 sf Pool & Deck; 225 sf Balcony on second floor with view on Williams Tower & Galleria.

5 Bedrooms, 6.5 Baths & 2 offices. 11' & 10' height ceilings in main living areas.

2 Primary Suites (including ADA accessible suite downstairs). Large room for gym/yoga with balcony access.

Built with Structural Concrete Insulated Panels (SCIP) creating airtight monolithic concrete structure with built-in insulation. This structure is designed to keep your Family & Assets SAFE.

FOUNDATION

16" thick post-tensioned mat foundation with 5,000 PSI concrete, engineered per soil report.

Designed to resist differential soil movement typical of Houston clay soils.

Third-party inspections performed by Registered P.E.

STRUCTURE

Concrete structure engineered per IBC/IRC codes using SCIP system.

8" walls and 8.5" floors reinforced with rebar.

Fire resistance and wind resistance exceeding 200 mph.

Commercial-grade metal stud interior framing (no wood).

Multiple third-party inspections performed by Registered P.E.

ROOF

Ice & water shield underlayment.

30-year composite shingles with metal flashings.

PLUMBING

1" water meter, Navien commercial-grade tankless water heater.

PEX water lines, Schedule 40 PVC drains, steel gas lines.

Dual washer/dryer locations.

Steam shower in one primary bathroom.

ELECTRICAL, AUTOMATION & SECURITY

400 Amp service with underground lines.

Low-voltage LED lighting and dimmable system.

CAT6 wiring throughout (fiber optic in mechanical room).

Control4 automation system with media rack. Pre-wired for speakers & surround sound systems.

Alarm, 7 cameras, Doorbird intercom.

HEATING & AIR CONDITIONING

2 Mitsubishi variable speed systems (3 tons each, SEER 23).

6 zones with equipment inside thermal envelope (Nothing installed in Attic).

WINDOWS & DOORS

5' x 9' metal pivot entry door with 22' foyer height.

Dual Pane, Low E, Anderson, 100 Series Windows & Sliding Doors

Aluminum Garage door with frosted glass.

STAIRS

Modern Z shape stairs made of concrete and covered with solid wood.

Glass railing with stepped glass & spigots support

INSULATION

5" EPS within SCIP panels (R20).

Additional attic insulation (R30) for total R50 roof.

DRYWALL

Level 5 finish throughout.

Fire-rated garage drywall and cement board in wet areas.

CABINETRY & COUNTERTOPS

Custom made cabinetry (Paint & Stain grade)

Large library wall cabinet made of walnut

Quartz & Quartzite countertops

FLOORING

7" wide white oak engineered wood floor in main areas & bedrooms

Porcelain tiles in bathrooms

Metallic epoxy on garage floor

APPLIANCES

Thermador appliances, 48" double oven gas range, 48" built-in fridge/freezer, Pro speed Oven,

Built-in coffee machine and Dishwasher

ELEVATOR

2-stop traction elevator with wallpaper finishes inside.

FIREPLACE

48" Empire Boulevard direct vent natural gas fireplace.

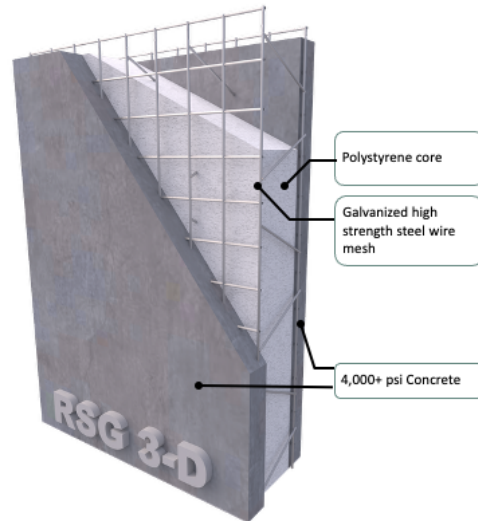
EXTERIOR

24' x 13' Pool with Exotic wood Deck, BBQ area, landscaping, drainage & sprinkler system.

STRUCTURAL CONCRETE INSULATED PANEL (SCIP) SYSTEM

Everlasting Homes Building Group utilizes an advanced Structural Concrete Insulated Panel (SCIP) system to deliver superior performance, durability, and energy efficiency.

This system consists of an EPS insulated core sandwiched between reinforced concrete layers, forming a monolithic structure that is both lightweight and extremely strong.



KEY BENEFITS

- Hurricane & Wind Resistance: Engineered to withstand wind loads exceeding 200 mph.
- Fire Resistance: Concrete structure provides exceptional fire protection compared to traditional wood framing.
- Earthquake Resistance: up to 9.0 on Richter scale.
- Energy Efficiency: Continuous insulation and airtight construction significantly reduce energy consumption.
- Moisture & Mold Resistance: Airtight envelope prevents water intrusion and eliminates conditions for mold growth.
- Pest Resistance: No organic structural materials eliminates termites and pests.
- Acoustic & Thermal Comfort: Dense concrete walls significantly reduce outside noise. Concrete structure brings thermal mass that reduces fluctuation of inside temperature.
- Healthy Living: Controlled air intake. Less allergens and pollutants.
- Lower energy, maintenance & insurance cost (up to 50+%). Present Value of financial benefits valued at over \$350,000 during duration of mortgage

WHY IT MATTERS

Unlike traditional wood-framed homes, SCIP construction provides long-term durability, lower maintenance, and superior indoor comfort. And most importantly, it will **protect your Family & Assets** and bring long term cost savings.

This technology places this residence among a very limited number of high-performance homes built in Houston.