

Laverne Landing

Spring Branch

By Almuna Contracting Services & DKZ Properties

Features & Specifications

HIGHLIGHTS

- Luxury energy efficient homes designed by Anderson Canyon architects
- Upgraded stainless steel appliance package available with air fryer
- High quality LVT floors in living areas, carpet in bedrooms, high quality tile in bathrooms
- Prewired for security, cable, internet, cameras, Wi-Fi enabled garage door and appliances
- Easy parking, reversing, wide street, no exit main street (Laverne) minimizes traffic
- Great Location – close to schools, highways, medical, restaurants, Memorial shopping, HEB, Costco
- We are custom home builders focused on delivering superior quality and value

EXTERIOR

- Custom exterior Sherwin Williams color program
- High-quality James Hardie siding and cornice work for long lasting beauty and performance
- 30-year composition roof, upgraded CertainTeed shingles
- Fiberglass front & back doors with double pane glass insert
- Kwikset SmartKey front and rear door handle set
- LiftMaster 1/2-hp garage door opener with WIFI connectivity
- Plywood wall sheathing for superior shear strength
- Millennium Lighting Coach lights out front, LED at the rear
- Full large capacity home gutter and drain system
- Low maintenance backyards with privacy fencing
- Custom plant and tree program (per developer)

INTERIOR

General Features

- Luxurious ten foot (10') ceilings throughout
- Custom eight foot (8') interior doors
- Barn door to primary bath for space saving privacy
- Custom wood stair rails with wrought iron bannisters
- Kitchen and laundry equipped to run electric or gas appliances, laundry for full size appliances
- Water barrier for tubs and showers; HardieBacker in all water contact areas sealed with Red Guard, and anti-fracture membrane used in shower pans
- Water resistant barrier at window sills
- AdvanTech 1-1/8" subfloor (stiffer than 3/4" plywood)

- 40 gal Rheem Gas water heater
- Large attics, great for extra storage space
- Custom carpentry in all closets with metal rails for maximum storage and organization
- Laundry for full size appliances, for electric or gas dryer
- PEX plumbing throughout
- Enlarged attic opening 30x54" and wide 10' ladder
- Borate treatment on frame (up to 2' from slab) to help prevent termites and other wood boring insects

Trim, Doors & Hardware

- Oversized 6" baseboards and 3 1/2" casing throughout
- 8 ft raised 2 panel smooth doors
- Kwikset door hardware throughout
- Privacy locks on bedrooms and baths

Wiring, Security & Electrical

- Structured wiring home run to main panel
- Wired for cable, internet, security & cameras throughout
- Alarm system included, sensors on all doors and windows
- Smoke and carbon monoxide detectors
- 225 A Electrical load center with whole home surge protector and rear exterior cutoff
- Childproof, Arc-Fault and GFCI protected outlets
- USB outlets in living room and primary bedroom
- Rocker light switches

Lighting & Ceiling Fans

- Upgraded Kichler 4-light ceiling fan in living & bedrooms
- Energy Star rated LED lighting

Flooring

- LVT flooring in main living areas, carpet in bedrooms and closets, tile in baths and utility room
- 25 Oz Salem Cypress carpet, stain resistant, 1/2" padding
- Large 5" baseboards throughout the home

KITCHEN

- Clean modern design with hidden under cabinet outlets and LED lighting with 3 selectable color temperatures
- High quality 42" upper cabinets with concealed hinges
- Cabinets and drawers with soft-close hinges
- Upgraded Samsung stainless steel appliance package
 - 6 cu ft fan convection oven, no-preheat Air fryer, dehydrator process, 5 burner gas cooktop with fast boil, fingerprint resistant, Wifi and Voice control, SmartThings app, and Self clean
 - Dishwasher with stainless interior door, very quiet at 51 dBA, 3rd rack for 30% more space, AutoRelease door delivers 20% better drying performance
 - Microwave – large 2.1 cu ft capacity with powerful 400 CFM ventilation, ventilation and lighting will turn on automatically when you turn on the range burners, sensor cook technology, SmartThings app
- Huge Quartz easy clean countertops
- Modern 'Catch' 3x12" Tiled backsplash
- Stainless steel large farmhouse under-mount sink
- Microwave vented to outside for improved air quality
- Millenium pendants and Kichler chandelier (LED)
- Kraus stainless steel faucet
- Air gap (per municipality)

Additional Connections

- Gas line to kitchen and utility
- Insinkerator 1/3 hp disposal
- Water line to refrigerator (refrigerator optional)

BATHS

- Quartz vanity top with under-mount sinks
- Luxury Moen plumbing fixtures
- Oversized mirrors
- Frameless shower glass enclosure
- Elongated full size commode
- Primary: 'Contessa Dama Matte' 12x24" Tile, 2x2" tile shower floor
- Primary: 2 nooks in the shower for additional storage
- Powder: Pedestal vanity sink with Moen centerset faucet
- Powder: Upgraded 'Nostalgia Legend' 18x18" tile
- Secondary: 'Realm II Assembly/Domain' 13x13" tile

- Secondary: 2 corner shelves for additional storage
- Secondary: Full size tub

YOUR ENERGY EFFICIENT HOME

- Advanced framing with over 3" of Type X (fire resistant) drywall together with Thermafiber (rockwool) insulation in common walls creating a very quiet, energy-efficient and fire resistant home
- Vinyl framed and aluminum reinforced, low E, double pane, high performance windows
- Sill seal gasket between slab and exterior wall plate to minimize air & water infiltration from under outside walls

Heating & Cooling

- Air conditioning and whole home tested for air leakage 2013 Energy Star U.S. Department of Energy standards
- Lennox 2 T 14 SEER Air Conditioning System, which provides for dehumidification
- Programmable thermostat
- Fresh air system

Insulation

- R-21 insulated exterior wall systems
- R-13 Thermafiber (rockwool) insulation in common walls for soundproofing, fire resistance, & temperature control
- R-30 ProPink L77 blown-in fiberglass insulation in attic
- Reflective foil on underside of roof decking

HOA

- \$1750 annual assessment
- Includes street and front yard regular landscaping
- Includes water billing
- Managed by LPI Property Management

Warranty

- Foundation & framing systems carry a ten (10) yr warranty
- All mechanical systems (HVAC, electrical, plumbing) carry a two (2) year warranty, interior finishes carry a one (1) year workmanship warranty
- All appliances and fixtures carry manufacturer's warranties (ask your Agent on registering warranties after move-in)

Upgrades (subject to availability)

- Appliances: LG refrigerator, washer, dryer
- Garage floor: polycuramine epoxy coating
- Flooring: colors and designs, if not already installed

Specifications are subject to availability and may change.