

Brought to You By:

Pillars of Seven Builders & AF Studio LLC – Architecture + Planning

Property Highlights:

- **✓ ENERGY STAR® Certified Home with city approval**
Built to meet strict energy efficiency standards that lower utility bills and improve indoor air quality.
- **✓ City-completed walking/biking path on N Braeswood**
Perfect for exercising, relaxing, or enjoying scenic strolls right outside your door.
- **✓ ZIP System® Wall Sheathing**
A state-of-the-art building envelope system that integrates air and water-resistant barriers for superior moisture protection and energy efficiency.
- **✓ TPO Roofing System**
Durable and energy-efficient Thermoplastic Polyolefin (TPO) roof known for its weather resistance, UV reflectivity, and low maintenance.
Commonly used in commercial-grade construction, offering long-term performance and cost savings.
- **✓ Hardie Cement Board Siding**
High-performance fiber cement siding known for its strength, weather resistance, fire resistance, and lasting curb appeal with minimal upkeep.
- **✓ Commercial Grade Expansive Entrance Door**
A striking architectural statement, this oversized entry door offers a grand first impression with superior durability, security, and modern design.
- **✓ 2-Person Residential Elevator**
Convenient and stylish in-home elevator provides easy access between floors — ideal for aging in place, enhanced accessibility, or added luxury.

- **✓ Top-of-the-Line Trane HVAC System**
Equipped with two 5-ton Trane systems, this premium HVAC setup ensures maximum comfort, efficiency, and climate control throughout the home.
- **✓ Spray Foam Insulation Throughout, Including Under the House**
Full spray insulation coverage provides exceptional energy efficiency, temperature regulation, and soundproofing — even beneath the structure for maximum comfort and protection.
- **✓ Premium Forno Appliances**
Sleek, high-performance appliances that bring both style and function to your modern kitchen — including a built-in wine and cheese cooler for elegant entertaining and daily luxury.
- **✓ Elegant Stone Staircase**
Adds a timeless, architectural focal point with natural stone detailing that enhances both beauty and durability.
- **✓ Aluminum and All-Glass Railings**
Sleek, modern aluminum handrails combined with full-glass railings deliver a luxurious, open feel with safety and style in perfect balance.
- **✓ Expansive 3,500 Sq Ft Driveway**
Provides ample parking, easy access, and a polished entrance with plenty of space for guests or multi-car households.
- **✓ EV Charging Ready**
Electrical work already in place for convenient installation of your electric vehicle charger in the garage.
- **✓ Generator-Ready Setup**
Gas line and electrical infrastructure pre-installed for seamless connection of a backup generator — ideal for peace of mind during outages.

- **✔ Elegant 597 Sq Ft Porte Cochère with Wood Cladding**
A stunning covered entry with rich wood finishes, combining luxury, protection, and curb appeal in one impressive architectural feature.
- **✔ Amazing 1,063 Sq Ft Terrace Overlooking the Bayou**
An expansive outdoor retreat perfect for entertaining, relaxing, and enjoying serene bayou views from the comfort of home.
- **✔ Spacious 3-Car Garage with 20-Foot Ceilings**
Features exceptional vertical storage capacity, workshop potential, and is ready for car lift installation.
- **✔ Designated Storage Areas in Garage**
Thoughtfully designed built-in spaces make organization effortless — perfect for tools, seasonal items, or hobby equipment.
- **✔ Commercial Grade Gutters**
Heavy-duty gutter system designed for maximum drainage efficiency and long-lasting performance.