



# PINEMONT HEIGHTS



**FARB  
HOMES**

In Shepherd Park Plaza  
from the low \$400s

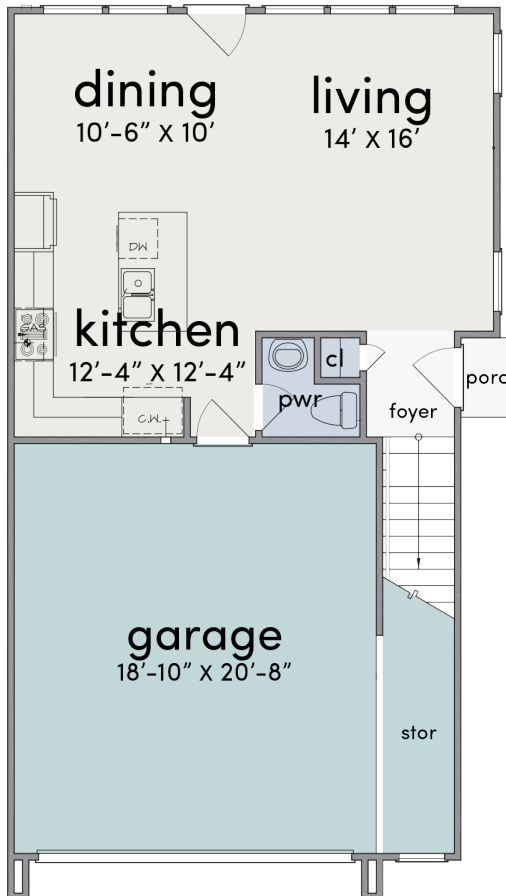
(832) 875-3252



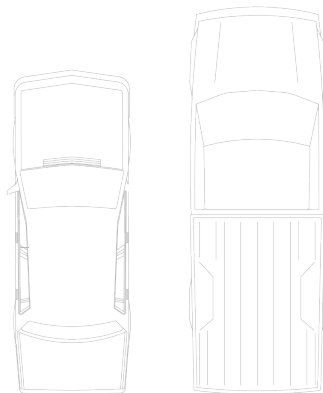
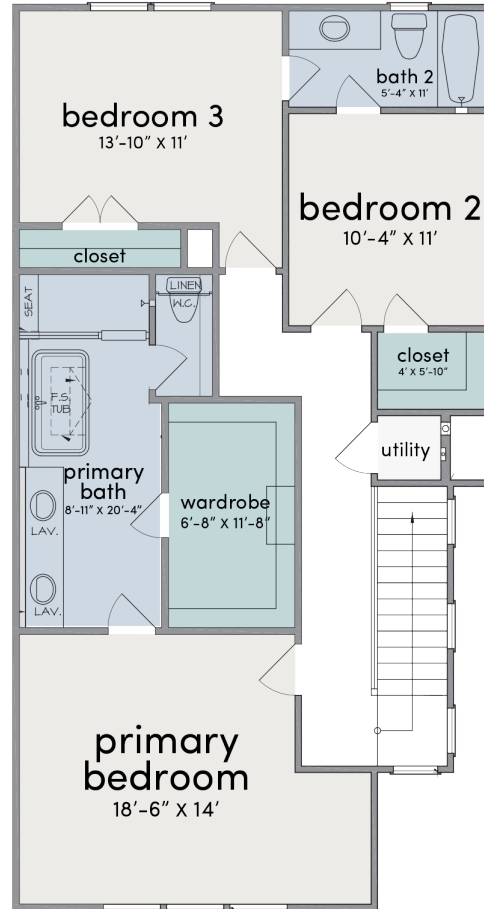
**OAKHOUSE**  
REAL ESTATE



FIRST FLOOR



SECOND FLOOR



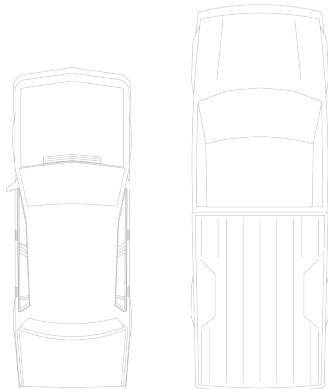
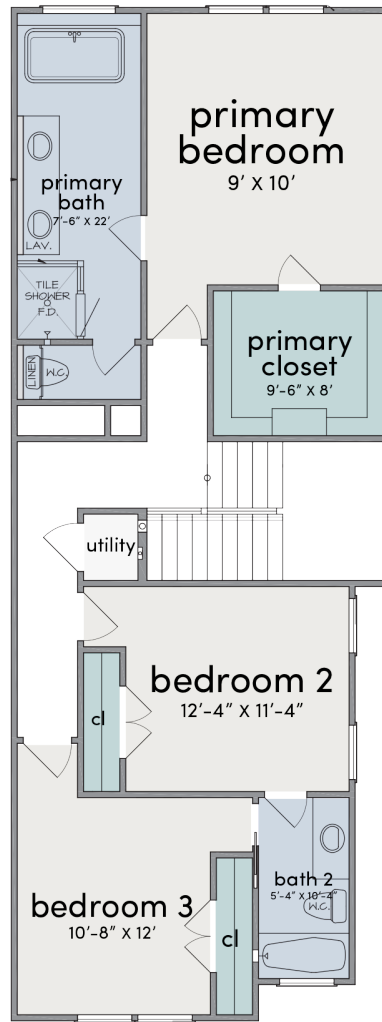
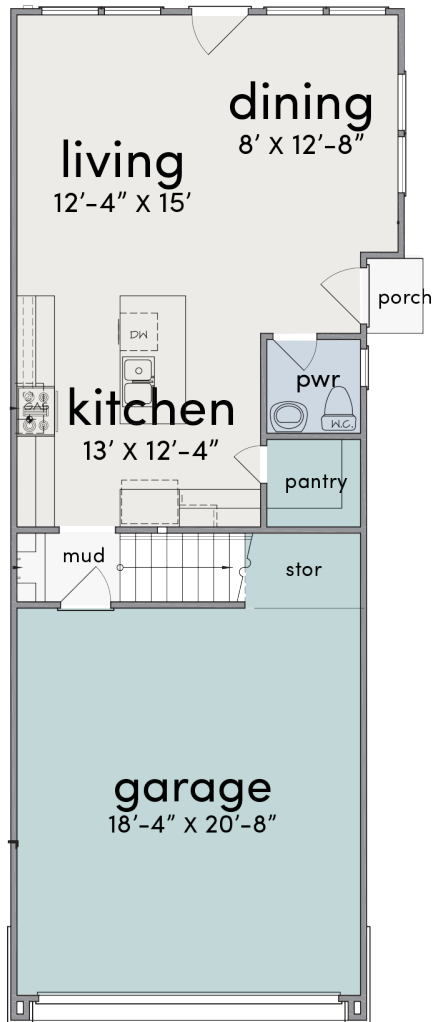
### SAGE 1,932 S.F.

- Fully enclosed, gated community with private, fenced yards
- Soft-close cabinet drawers
- Low HOA fees
- Full-size washer and dryer connection
- 10' & 11' ceiling heights



FIRST FLOOR

SECOND FLOOR



### THYME 1,806 S.F.

- Fully enclosed, gated community with private, fenced yards
- Soft-close cabinet drawers
- Low HOA fees
- Full-size washer and dryer connection
- 10' & 11' ceiling heights

Plans and features subject to change without notice.





## FEATURES & SPECIFICATIONS

### GENERAL FEATURES

- 3 Bedrooms/2.5 Baths
- Side-by-side 2-car garage
- Single family town homes
- Upgraded light fixture package throughout
- Moen Plumbing fixtures
- Extensive millwork detail
- Yard space
- Fully Enclosed Gated Community
- Divided light entry door
- Divided light door to yard space
- Laminate wood flooring

### BUILDING SPECIFICATIONS

- Dual paned insulated glass windows
- Structural engineered foundation constructed on a compact select fill pad
- Lennox HVAC 2 zone 14 SEER high efficiency A/C
- R-19 insulation in exterior walls and R-30 attic insulation
- Seamless rain gutters
- 10' & 11' ceiling heights
- 2x6 wall construction which provides extra insulation and lowers power bills
- 50 gallon gas water heater
- ACES Warranty included. One year warranty on all mechanicals.
- Epoxy garage floor

### LIVING AREA

- Divided light door leading to balcony
- Powder room with pedestal sink and Moen fixture
- Hexagon tile mosaic flooring



### KITCHEN

- Quartz countertops
- Designer backsplash
- Kitchen island with extended countertop for comfortable seating and entertaining
- Stainless Steel gas range, dishwasher & microwave
- Cabinets featuring soft close drawers

### SECONDARY BEDROOMS

- Two guest bedrooms with closets
- Full bath with limestone counter and Moen plumbing fixtures
- Travertine shower walls & bath floor

### PRIMARY SUITE

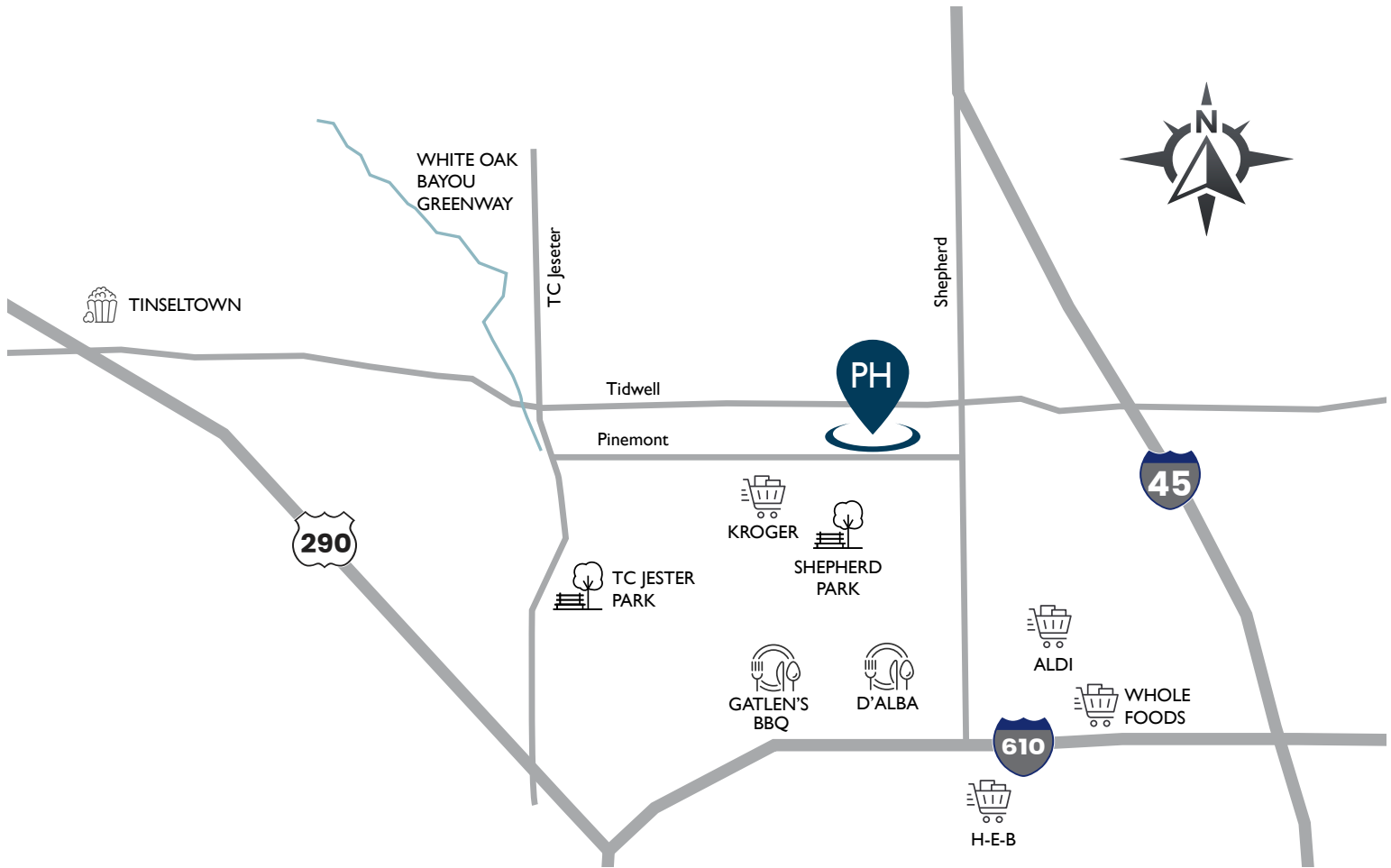
- Large walk in closets with built-ins & storage
- Primary bath with dual vanities large beveled edge subway tile shower featuring an oversized shower head and frameless glass enclosure
- 5' soaking tub per plan

### EXTERIOR

- All homes are fully enclosed with perimeter fencing and yards
- HardiPlank lap siding system



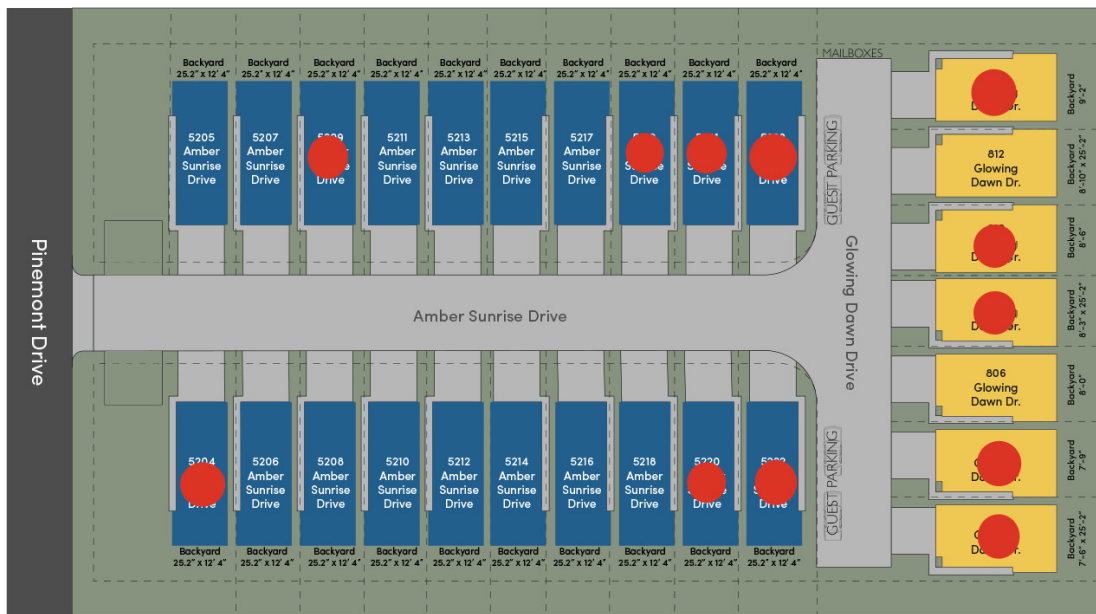
### WELCOME TO THE SHEPHERD PARK PLAZA AREA



Pinemont Heights is centrally located near the best of Shepherd Park Plaza as well as neighboring Historic Heights, Garden Oaks & Oak Forest. Acclaimed schools and parks are within close reach, as are endless entertainment, shopping & lifestyle centers. An eclectic mix of nearby restaurants, Bars and cafes, including new arrivals and classic neighborhood favorites are a walk or short drive away. Extremely commuter friendly, Pinemont Heights offers convenient access to the 610 Loop, 1-45 & 1-10 freeways.



### SITE PLAN



**OAK HOUSE**  
REAL ESTATE

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