

**Cedar Grove**  
**1219 West 25<sup>th</sup> Street**  
**Houston, Texas 77008**

**Archeterra Homes, LP**

**Managing Partner/Owner, Christine Hood**

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**Builder Community Specifications (EFF 1/1/2016)**

**6 units, 2 floor plans, 5 elevations**

**Units 1219A, 1219B, 1219E, 1219F**

**Living Area: 2240 sqft Constructed Area: 2828 sqft**

**Lot Size A & F: 1888 sqft Lot Size B & E: 1815 sqft**

**Archeterra Homes “Go the Extra Mile” Features**

- Designed by a woman with utmost attention to *detail* and to beautiful architectural form so that *every* space is not only inviting but functional...plus there is an abundance of storage
- Hardwood, 6.5” wide-plank hand scraped hickory flooring throughout including in kitchen, all closets and powder room
- Double crown molding, 8.25” baseboards on 2<sup>nd</sup> floor, custom trim carpentry
- Porcelain tile throughout first floor, in all baths and utility room – *no carpet!*
- Dedicated laundry/utility room: built-in cabinets, granite countertop, plumbed for optional sink, linen closet, hidden attic access
- Custom laundry pass-through between master closet and utility room
- Open stairwells with catwalk landing and multiple windows create expansive view and allow ample natural light
- Floor-to-ceiling 12’H Texas limestone stone gas fireplace with logs and remote, raised hearth
- Handmade Texas mesquite mantel personally selected by builder and hand-carried from Austin
- Stone columns on second floor have crown molding art shelves
- Painted custom cabinets constructed with solid wood, soft close drawers and doors, adjustable shelves, crown molding
- Interior designer-selected color palette, lighting fixtures and black & brushed nickel hardware
- Powder room: hardwood floor, extra insulation for sound reduction, select units have windows
- CAT5 wiring on all floors, 2 living room floor outlets, prewired for surround sound speakers
- Paint: Sherwin Williams brand, all surfaces primed before painting
- HOA membership protects investment, HOA landscaping maintenance extends to street
- ACES Home Warranty

**ENERGY STAR Upgrades / Whole Home Systems**

**Thermal Enclosure System**

- Ecofriendly densely packed cellulose insulation [Cellulose is a Class 1 fire rated material and natural insect deterrent that helps lower electric bills and has sound proofing quality higher than standard batt insulation with a STC “sound transmission coefficient” of 65.]

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- Attic insulation R30
- Wall insulation R13 – R19
- High performance aluminum prairie style windows (single-hung, double-paned, Low-E 366)

#### HVAC ("Heating Ventilation and Cooling") System

- Central electric cooling (5 ton, 14+ SEER Carrier condenser)
- Central gas heating (5 ton Carrier furnace)
- Zoned HVAC (Units A & F 3 zones installed, Units B & E 2 zones baffled, R-6 flex ductwork)
- Honeywell programmable thermostat

#### Electrical System

- 150-amp circuit breaker electrical panel with per plan AMP load
- Dedicated electric, gas and water meters
- Each floor prewired w/ CAT5 and cable

#### Energy-Efficient lighting and appliances reduce monthly utility bills

- Lighting
  - Recessed can lighting, convertible to LED
- Ceiling fans
  - Standard in outdoor covered areas
  - Ceiling fans w/ light kits installed in bedrooms and in living room
- Appliances: Kitchen
  - 30" Bosch stainless steel 800 series electric range, 5-burner gas cooktop
  - Bosch stainless steel 5-cycle dishwasher
  - Bosch stainless steel wall mount microwave
  - Stainless steel wine cooler
- Full size electric washer and electric/gas dryer connections in 3<sup>rd</sup> floor utility room

#### Water Management System

- Comprehensive package of best building practices and materials to protect roofs, walls and foundations from water damage - meeting or exceeding City of Houston requirements
- 40 gallon energy efficient hot water heater
- Carefully installed flashing around windows and doors, along decking and stone reduces risk of water penetration
- French drains in back yards and in central community driveway
- Full gutters

#### Safety and Security

- HOA-installed electric iron security gate\*\*\*: individual homeowner remotes and keypad entry, pressure sensor exit, emergency override, dedicated electric meter
- Whole home security system prewired with keypads
- Iron fence across front and 8' cedar privacy fence w/ 10" bottom board along sides and back

\*\*\*Refer to contract for time frame and installation specifics

#### Exterior and Garage

- Contemporary Texas-Rustic style home...gorgeous natural Texas limestone, Rustic Keystone brick accents on hand-applied stucco
- Cedar Mill Hardie siding: noncombustible, climate engineered to withstand Houston temperatures and humidity

- and humidity
- 8' Knotty Alder or Mahogany solid wood front door
- 2-car garage with 16' x 8' double garage door, "refrigerator ready" w/ electric and water lines, extra outlets in workbench area
- Exterior lighting: double garage column sconces and front door coach light
- HOA-installed iron security gate: individual homeowner remotes or keypad entry, pressure sensor exit, emergency override, dedicated electric meter
- Landscaping: natural rock, indigenous Texas plants, sod

## **First Floor**

### *Entry Foyer, Coat Closet, Hallway, Full Bath, Bedroom*

- 10' ceilings, recessed lighting
- 10" x 40" oversized porcelain tile flooring throughout entire first floor
- 4" casing on doorjambs and around windows, 6.5" baseboards
- Open Stairwell: iron balusters, oak railing, newel post and solid oak treads

#### **Entry Foyer, Coat Closet, Hallway and Back Patio**

- Entry foyer: chandelier, coat closet w/ rod and shelf, art niche w/ horizontal outlet, 6'H window to back yard
- Double French doors open from hallway onto back covered patio
- Back patio (84 sqft): 10' stained bead board ceiling, "outdoor kitchen ready" w/ lines run for gas and water, ceiling fan, electrical outlets

#### **Full Bathroom**

- Vanity: granite 3cm countertop on 34" cabinet, under mount rectangular sink, brushed nickel Moen fixtures
- Wall-mount mirror w/ 3-light vanity sconce
- Walk-in shower: clear glass door, 12" x 24" floor-to-ceiling porcelain tile, built-in 3' bench seat, hidden recessed shampoo niche, recessed can light
- 12" x 24" porcelain tile floor

#### **Bedroom, Under Stair Closet**

- Quaint sitting area has a trio of 6'H windows
- Extra electrical outlets, cable and CAT5 wiring on TV wall
- Ceiling fan w/ light kit
- Walk-in closet w/ rod and built-in shelving

## **Second Floor**

### *Living Room, Dining Room, Kitchen, Covered Balcony, Built-in Desk and Butler Pantry, Powder Room*

- 12' ceilings, recessed lighting
- Hardwood, 6.5" wide-plank hand scraped hickory flooring
- 4" casing on doorjambs and around windows, 8.25" baseboards, custom double crown molding
- Open stairwell: iron balusters, oak railing, solid oak newel posts and solid oak treads
- 18'L "catwalk" with iron railing and built-in bookshelves extends along stairwell outer wall

#### **Living Room and Dining Room**

- Arched stair overlook: Texas stone columns with crown molding art ledges
- 12'H Texas stone fireplace: raised hearth, gas logs, remote, hand hewn Texas mesquite mantel
- Ceiling fan w/ light kit
- Wired for surround sound, cable and extra plugs on TV wall for entertainment system with two floor plugs

- floor plugs
- Three 6'H windows plus three high 4'W windows
- 12' stone columns grace the high arch transition from dining room into kitchen

#### Powder Room

- Strategically located on stairwell landing
- Vanity: granite 3cm countertop on 34" custom painted cabinet, under mount rectangular sink, brushed nickel Moen fixture
- Hardwood floor
- Recessed lighting and windows on some units
- Added cellulose high density wall insulation provides privacy between powder room and common areas

#### Built-In Desk & Charging Station with Butler Pantry:

- Upper cabinets: glass front, custom painted, under cabinet lighting
- Lower cabinets: granite 3cm countertop on 34" custom painted w/ knee space
- Multiple device charging area, CAT5 wiring
- Stainless wine fridge
- Paneled cabinet or high wall separate refrigerator from desk space

#### Kitchen and Pantry:

- Island: Single slab 25sqft, 3cm granite, 8' wide, 34'H contrasting painted cabinets, block paneling under seating area, cookbook shelves, roll-out trash and recycling cans, under mount double stainless steel sink, Bosch dishwasher
- Custom cabinets: solid wood drawers, soft close drawer glides and cabinet hinges, full face cabinet doors, adjustable shelves, shaker transitional style, clean lines
- Lighting: recessed cans, double island pendants, under cabinet lighting, indirect lighting inside high arch
- Bosch stainless steel commercial style, temperature conversion for convection cooking electric range with 5 burner gas cooktop
- Backsplash: wraparound subway style porcelain
- Walk-in pantry: 12'H interior, door sensor light switch, extra shelves

#### Covered Balcony:

- Second floor balcony (92 sqft): 12' stained bead board ceiling, hand-forged iron railing, seating for 6, "outdoor kitchen ready" w/ with lines run for gas and water for optional built-in grill
- Low maintenance, ecofriendly TREX outdoor decking (made of 95% recycled materials)

### **Third Floor**

*Loft, Bedroom with Full Bath, Utility Room, Master Bedroom Suite*

- 10' ceilings, recessed lighting
- Hardwood, 6.5" wide-plank hand scraped hickory flooring
- 12" x 24" porcelain tile flooring in bathrooms and utility room
- 4" casing on doorjambes and around windows, 6.5" baseboards

#### Loft and Hallway

- Loft: cozy, 50sqft of space, trio of 6'H windows, 12' coffered ceiling
- Hallway: arched ceiling transitions into a barrel roll hallway with a stairwell overlook...a grand entrance into master bedroom suite

#### Bedroom

- 10' coffered ceiling

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- Double French beveled glass doors open onto loft landing (Glass door panels may be converted to opaque via an optional window film application.)
- Units A & F have 6'W transom double windows in alcove facing street
- Units B & E have alcove without window
- Walk-in closet w/ rod and built-in shelving
- Ceiling fan with light kit, cable and central outlets on TV wall

#### Bathroom

- Vanity: granite 3cm countertop on 34" cabinet, under mount rectangular sink, brushed nickel Moen fixtures
- Wall-mount oversized mirror w/ 3-light vanity sconce
- Oval tub (30" x 60"), porcelain 12" x 24" tile surround, recessed wall shampoo niche

#### Utility Room

- Linen closet: 10'H interior, extra shelves, shelves tall and deep enough to accommodate large laundry bottles
- Clothing rod w/ shelf
- Built-in upper cabinet and 34"H lower cabinet with 3cm granite countertop and electric outlet
- Plumbed for an optional sink
- Full-size washer connection (electric), Full-size dryer connection (gas and electric)
- Custom-built laundry cabinet pass-through between master closet and utility room –wow!
- 12" x 24" porcelain tile floor
- Hidden attic stair access

#### Master Bedroom Suite

- 12' cathedral ceiling: ceiling fan w/ light kit, recessed can lighting, surround sound wiring, custom double crown molding
- Architectural wall arch detail in select units
- Double 6'W windows with transom
- Generous double walk-in master closets: built-in shelves, A/C vent, ceiling mounted light fixtures, one closet has laundry cabinet pass-through to utility room

#### Master Bathroom

- Dramatic half groin-vault ceiling, crown molding and prewiring for chandelier above tub
- Free-standing Boyce 60" thermally insulated master tub, wall mount brushed nickel waterfall fixture, 12" x 24" porcelain tile tub surround with wine/candle ledge
- Master shower: clear glass 84"H door with panel to vanity countertop, crown molding, 12" x 24" porcelain floor to ceiling tile, 3' granite bench seat with concealed shampoo niche
- Wall-mount brushed nickel shower head with hand-held spray attachment on slider bar
- Vanities: granite 3cm countertop on 34" custom painted cabinets, double drawer stacks, under mount rectangular sinks, brushed nickel Moen fixtures
- Quad outlets on "Her" side
- Linen closet: 10'H interior, extra shelves
- Wall-mount oversized mirrors w/ 4-light vanity sconces
- Spacious toilet room with built-in upper cabinet
- Quiet, high performance exhaust fan
- 12" x 24" porcelain tile floor

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  - ALL SQUARE FOOT CALCULATIONS ARE APPROXIMATE.
  - IF BUYER PURCHASES HOME DURING THE CONSTRUCTION PHASE, BUILDER AND BUYER/BUYER'S AGENT MUST WALK THROUGH THE HOUSE TOGETHER TO VERIFY AND SIGN OFF ON ALL SPECIFICATIONS IN THIS DOCUMENT VS. WHAT HAS ACTUALLY BEEN CONSTRUCTED. THIS SIGNED DOCUMENT IS REQUIRED AS AN ADDENDUM TO THE EXECUTED SALES CONTRACT.
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  - BUILDER WILL UNDER NO CIRCUMSTANCES ALLOW BUYER TO MOVE IN WHILE THE HOME IS UNDER CONSTRUCTION PRIOR TO COMPLETION OF CONSTRUCTION. NO LEASEBACKS.

## **Customizable Upgrade Packages for Cedar Grove**

(Pricing available upon request)

### **Frameless Shower Doors**

Install frameless shower door in master bathroom and/or in first floor bathroom

### **Interior Design Package**

Four hours with Archeterra's designer for consultation on window coverings or guidance on interior design questions or buyer-supplied furnishings

### **Lighting Package**

Retrofit recessed can lighting to LED can lighting, add light kits to two outdoor ceiling fans, add dimmer switches, install buyer-supplied supplemental fixtures

### **Nest Package**

Nest Thermostat, Nest Smoke and CO Alarm and Nest Camera, includes product and installation

### **Appliance Packages\*\*\***

Upgrade appliance package to GE Monogram or GE Café Series or Jenn Air stainless steel refrigerator, 30" range (or convection oven and cooktop), dishwasher, and wall-mount convection microwave

\*\*\*If home pre-purchased during the construction phase prior to installation of appliances – may be contingent upon cabinet sizing

### **Outdoor Kitchen**

On second floor balcony, install a built-in 28" or 34" C-Series Coyote gas grill with stainless steel 26" or 31" double access doors and granite countertop

### **Optional Washer/Dryer**

Full-sized front load Whirlpool Duet white electric washer and gas dryer installed in 3<sup>rd</sup> floor utility room

### **Garage Floor and Keypad Package**

Painted and sealed garage floor and outdoor garage wall-mount numeric keypad installed

### **Window Coverings**

Install blinds (wood or vinyl) or plantation shutters

### **Air Conditioning 3<sup>rd</sup> Zone** (For Units B and E only, 3 zone system standard in Units A and F)

Install a third AC zone for the first floor

### **Tin Ceilings**

Tin Ceiling

Install a tin ceiling in the powder room or kitchen, includes materials and installation

Utility Room Sink

Add a standard rectangular undermount sink with faucet in utility room granite countertop

3<sup>rd</sup> Floor Bedroom French Door Glass Privacy Film

Apply opaque film to French door glass

Iron Fence

Install 4'H iron fence sections and gate to fully enclose yard

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Seller Initials \_\_\_\_\_ Buyer Initials \_\_\_\_\_ Buyer Initials \_\_\_\_\_ Date \_\_\_\_\_