

▶ Slideshow

■ Photo Grid

REDFIN™

Opolipi LLC
EVERY DETAIL HOMES

1302 & 1306 GROVE ST HOUSTON, TX 77020



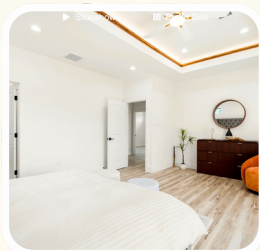
Superior Foundation

- 30-in slabs
- Geotechnical Analysis & Report
- Independent structural engineer oversight & pass



Certified All New Materials

- Home Depot and/or BFS only
- Completed pre-drywall inspection by licensed inspection company

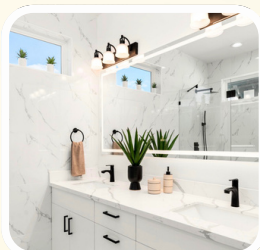
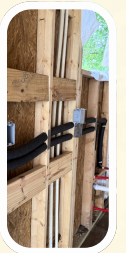


Premium Paint

- All interior and exterior is Sherwin Williams paint
- All hand-painted walls and baseboards 3-coats
- 20-MIL Flooring

Master plumber work only

- All pipes in external walls insulated for winterization
- All pipes in studs have metal plates



Luxury Mood Lighting

- Yellow mood lights; crown molding lights in primary bedroom
- Entertainment lighting in living room, formal dining and kitchen for parties

High energy efficiency home

- High performance windows
- All-around caulking SW 1050; sealed home for quiet living
- Roof insulation R-38
- Lennox 4t SEER 16 HVAC
- Above avg energy test



Living Yard & Greenery

- Fully fenced yard with living fence
- Privacy screen
- Seating area
- 2x2 trees planted

Durable Roof

- Superior Onyx 30-yr Owens Corning Shingles
- Electric Vent added in addition to roof vents
- Above avg energy test



Property Special Features



Airbnb preferred zip code with bonus \$ for World Cup



Rapid growing area



All lots around sold or in development



Quality Home



New promenades, bike trails upcoming