



NEW CONSTRUCTION · DUPLEX

# 3406 Lydia Street · Houston, Texas

BUILDER FEATURE & SPEC SHEET | TWO-UNIT LUXURY RESIDENCE

**2,803**  
TOTAL SQ FT

**2 Units**  
3 BED / 2 BATH EACH

**5,000**  
LOT SQ FT

**15 ft**  
CEILINGS

**Jun 2026**  
COMPLETION

## UNIT OVERVIEW

### UNIT A

#### Unit A

- 1,324 sqft living space + 78 sqft covered porch
- 3 Bedrooms / 2 Bathrooms
- 3.5 Ton Goodman HVAC · Dedicated water heater
- Separate water, gas & electric meters

BLACK FINISH PACKAGE

### UNIT B

#### Unit B

- 1,324 sqft living space + 78 sqft covered porch
- 3 Bedrooms / 2 Bathrooms
- 3.5 Ton Goodman HVAC · Dedicated water heater
- Separate water, gas & electric meters

GOLD FINISH PACKAGE

### COMBINED

#### Total

- 2,803 sqft total
- 5,000 sqft lot
- 6 Beds / 4 Baths

## FEATURES & FINISHES

### INTERIOR & DESIGN

- 15 ft soaring ceilings throughout
- 11 ft primary bedroom
- Luxury Vinyl Plank flooring
- Solid core door for primary bedroom
- Custom TV feature wall
- Walk-in closet with custom shelving
- His & hers vanity in both bathrooms
- Energy-efficient windows

### KITCHEN

- Quartz countertops
- European-style floor-to-ceiling cabinets
- Built-in trash can cabinet
- Gas burner range
- Built-in microwave
- Dishwasher

### BATHROOMS

- Ribbon Oak / Maple-Oak accent wall
- 24x48 Chiffon Silk tile
- His & hers vanity configuration

### SMART HOME & SECURITY

- Fingerprint-enabled smart front door lock
- Smart thermostat (per unit)
- Automated entry gates
- 8 ft privacy fence · Metal front fence

## LOCATION

- **5 Minutes from the Texas Medical Center**  
Houston inner-loop corridor · New construction tax assessment pending at completion

ESTIMATED COMPLETION | **June 30, 2026** | BUILDER WARRANTY · DETAILS FORTHCOMING



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