

5014 Braesvalley Drive Houston, Texas 77096

GENERAL

- Designed by Award Winning Architects - Sullivan, Henry, Oggero, & Associates
- Appx 7,095 sq ft of living space
- Over 800+ sq ft of covered outdoor spaces with TREX decking finishes
- Additional detached living space with full kitchen and bathroom
- Oversized lot, appx .31 acres, space for future pool
- Oversized 2 car garage (deep enough for most full size pickup trucks) with epoxy floor coating
- Delta & Kraus plumbing fixtures
- Grohe toilets at 1st floor baths
- Kwikset door hardware
- Custom tile designs throughout
- Engineered hardwood floors

FIRST FLOOR

- Custom wrought iron front door
- Custom wrought iron driveway gate with Liftmaster gate operator
- Smooth lime plastered wall with electric fireplace
- Shaker style cabinets with custom built range hood
- Quartz countertops
- Multi-slide sliding door (slide open all panels to one side for inside out living)
- JennAir Appliance Package
 - 30" column refrigerator, 30" column freezer with Obsidian Black interior
 - 48" range with ovens
 - Dishwasher
 - Microwave Drawer
- Samsung washer and dryer
- Oversized windows
- Custom built in closets
- Tray ceilings with ambient lighting
- Dramatic office room with built in cabinetry, tall ceilings, and windows

- Outdoor kitchen with granite countertops (less appliances)

SECOND FLOOR

- Multi-slide sliding door (slide open all panels to one side for inside out living)
- Bar sink and built in cabinetry
- Flex room (could use as office, media, home gym, etc)
- Tray ceilings with ambient lighting
- Large secondary bedrooms with en-suite bathrooms
- Custom built in closets
- Secondary upstairs laundry closet
- Full mechanical room and attic

BUILDING SPECIFICATIONS

- Aluminum windows and sliding doors
- Structural engineered foundation
- Certainteed Landmark shingles & 24 GA standing seam metal roof
- Seamless gutters
- Insulation
 - Batts in exterior walls and ceilings
 - Blown in at attic
 - 2" closed cell spray foam at crawl space floor joists
- Full crawl space with drainage under main house
- Full irrigation system with storm drainage
- Gas water heaters
- Low voltage pre-wiring
- Security alarm system
- HVAC
 - Lennox 16 SEER HVAC Equipment for main house
 - Electric for garage apartment
- HomeTeam Pest Defense® with Taexx® built-in pest control system
- Ecobee smart thermostats