

Materials List & Appliance Package

Property specifications for listing and marketing purposes

Property Address: 3815 Lydia St, unit A&B,
Houston, TX 77021

Property Type: New Construction Duplex

Builder / Owner: Onex Holdings, LLC

Date Prepared: 08/28/2026

Unless otherwise noted, the specifications below apply to both units.

Exterior Materials

- Hardie fiber-cement siding
- Board-and-batten front elevation
- Architectural asphalt shingles
- Double-pane energy-efficient windows
- Exterior gutters
- Wood privacy fencing
- Motorized sliding gates and metal fence

Interior Materials & Finishes

- Quartz countertops
- White upper cabinetry
- White-oak / slim-shaker lower cabinets and kitchen island
- Laminate flooring in main living areas
- Porcelain tile in bathrooms
- Tiled showers
- Matte black / gold cabinet hardware
- Dimmable LED recessed lighting
- 9-foot ceilings
- Painted interior walls, doors, trim, and baseboards

Mechanical, Electrical & Energy Features

- Approximately 3-ton HVAC system per unit
- 200-amp electrical service
- Smoke and carbon-monoxide detectors
- Blown attic insulation
- 40-gallon water heater per unit
- Energy-efficiency testing completed

Appliance Package

Complete the brand and model information below for each appliance included in the sale.

Appliance	Brand	Model	Unit 1	Unit 2
Refrigerator	Whirlpool	WRS325SDHZ	Included X	Included ☐
Range / Stove	Whirlpool	WFG505MOMS	Included X	Included ☐
Microwave	Whirlpool	WMMS3230SS	Included X	Included ☐
Dishwasher	Whirlpool	WDP540HAM	Included X	Included ☐
Garbage Disposal	InSinkErator	79883-ISE	Included X	Included ☐
Washer	_____	_____	Included ☐	Included X
Dryer	_____	_____	Included ☐	Included X

Suggested Appliance Package Description

Each unit includes a coordinated appliance package consisting of a refrigerator, range, microwave, dishwasher, and garbage disposal. Washer and dryer are included only if indicated in the table above.

Additional Notes / Upgrades

Disclosure: This sheet is intended as a convenient summary of materials, finishes, and appliances. Actual installed products, colors, model numbers, and specifications should be confirmed before use in MLS remarks, contracts, or buyer representations.