



PINEMONT HEIGHTS



**FARB
HOMES**

In Shepherd Park Plaza
from the low \$400s

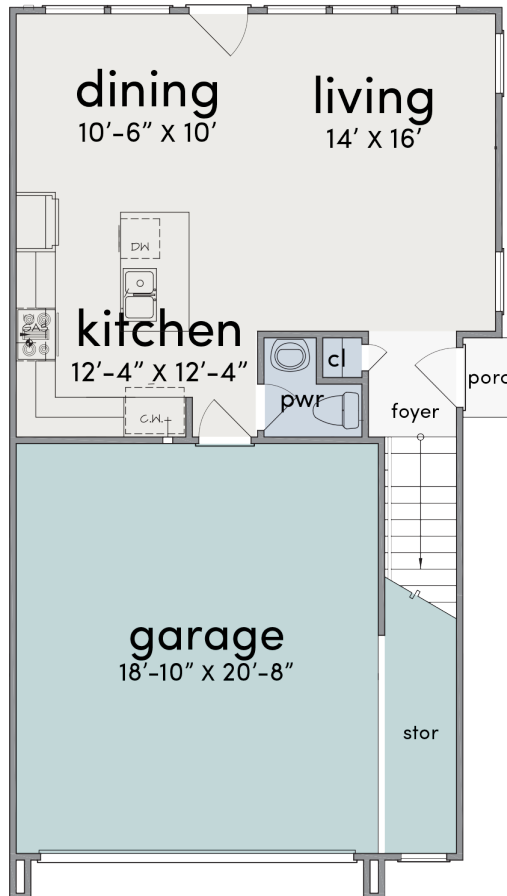
(832) 875-3252



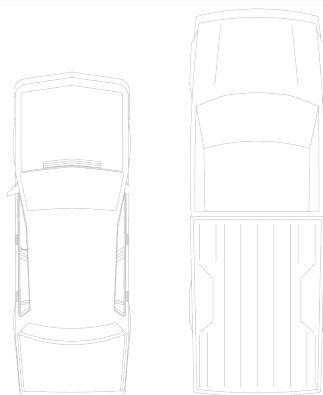
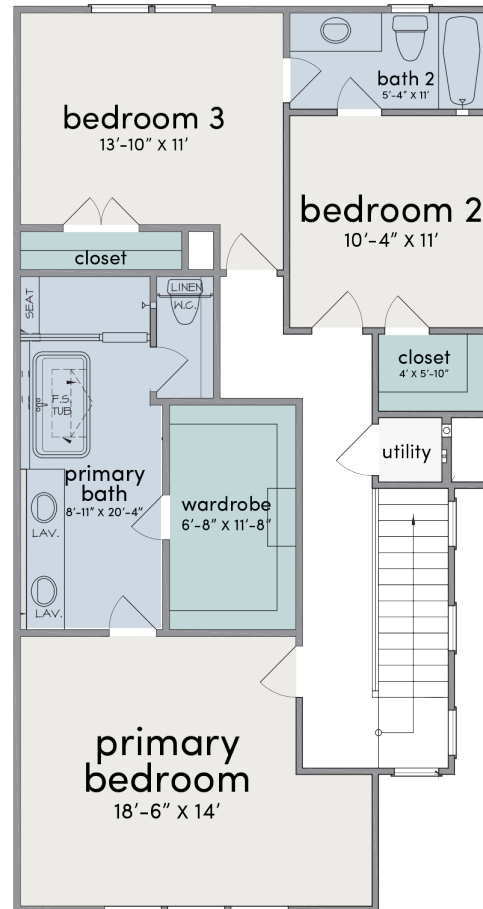
OAKHOUSE
REAL ESTATE



FIRST FLOOR



SECOND FLOOR

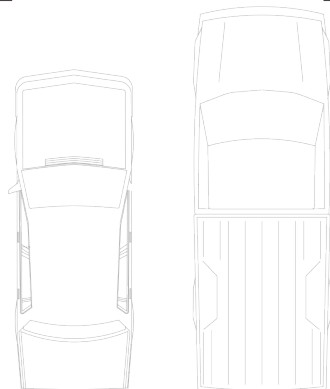
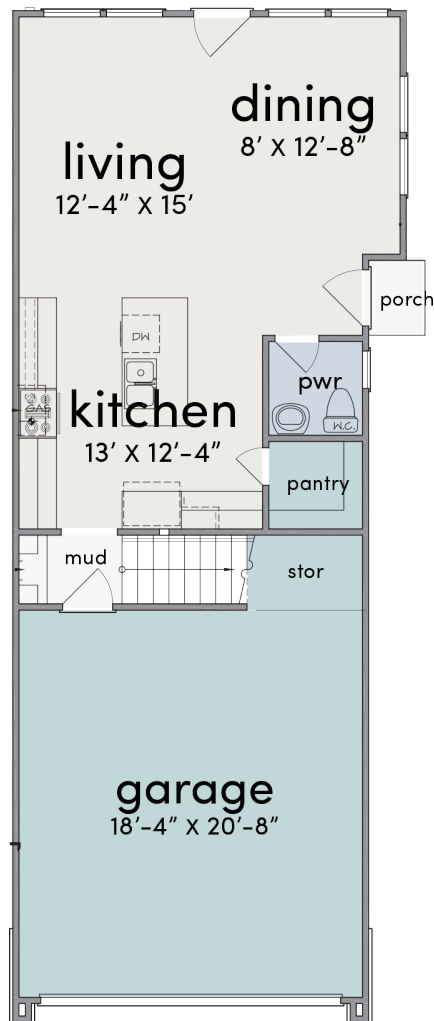


SAGE 1,932 S.F.

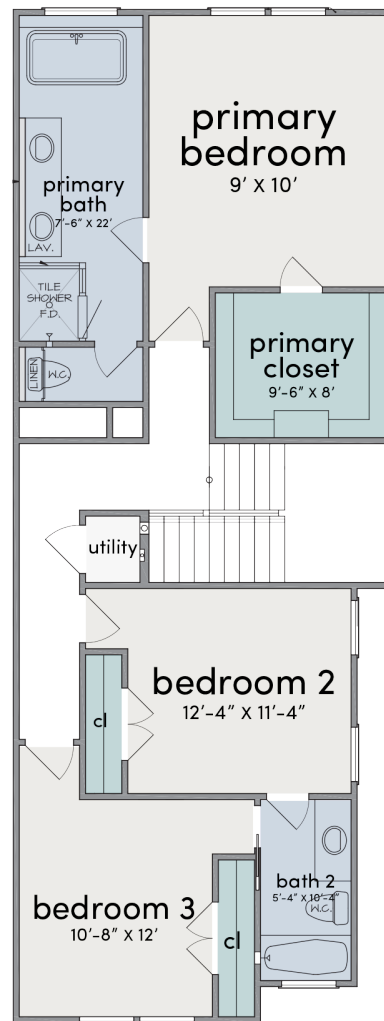
- Fully enclosed, gated community with private, fenced yards
- Soft-close cabinet drawers
- Low HOA fees
- Full-size washer and dryer connection
- 10' & 11' ceiling heights



FIRST FLOOR



SECOND FLOOR



THYME 1,806 S.F.

- Fully enclosed, gated community with private, fenced yards
- Soft-close cabinet drawers
- Low HOA fees
- Full-size washer and dryer connection
- 10' & 11' ceiling heights



FEATURES & SPECIFICATIONS

GENERAL FEATURES

- 3 Bedrooms/2.5 Baths
- Side-by-side 2-car garage
- Single family town homes
- Upgraded light fixture package throughout
- Moen Plumbing fixtures
- Extensive millwork detail
- Yard space
- Fully Enclosed Gated Community
- Divided light entry door
- Divided light door to yard space
- Laminate wood flooring

BUILDING SPECIFICATIONS

- Dual paned insulated glass windows
- Structural engineered foundation constructed on a compact select fill pad
- Lennox HVAC 2 zone 14 SEER high efficiency A/C
- R-19 insulation in exterior walls and R-30 attic insulation
- Seamless rain gutters
- 10' & 11' ceiling heights
- 2x6 wall construction which provides extra insulation and lowers power bills
- 50 gallon gas water heater
- ACES Warranty included. One year warranty on all mechanicals.
- Epoxy garage floor

LIVING AREA

- Divided light door leading to balcony
- Powder room with pedestal sink and Moen fixture
- Hexagon tile mosaic flooring



KITCHEN

- Quartz countertops
- Designer backsplash
- Kitchen island with extended countertop for comfortable seating and entertaining
- Stainless Steel gas range, dishwasher & microwave
- Cabinets featuring soft close drawers

SECONDARY BEDROOMS

- Two guest bedrooms with closets
- Full bath with limestone counter and Moen plumbing fixtures
- Travertine shower walls & bath floor

PRIMARY SUITE

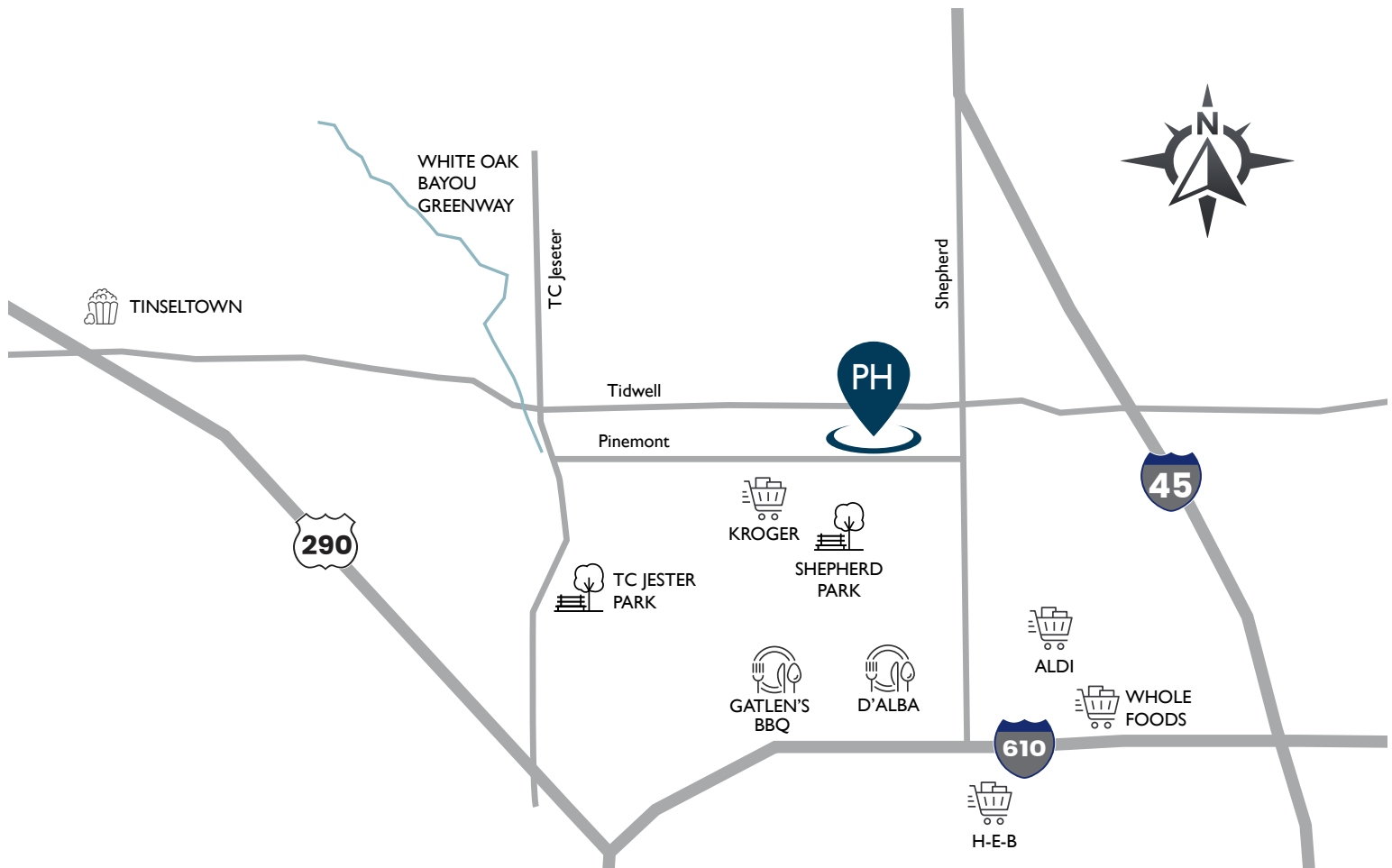
- Large walk in closets with built-ins & storage
- Primary bath with dual vanities large beveled edge subway tile shower featuring an oversized shower head and frameless glass enclosure
- 5' soaking tub per plan

EXTERIOR

- All homes are fully enclosed with perimeter fencing and yards
- HardiPlank lap siding system



WELCOME TO THE SHEPHERD PARK PLAZA AREA



Pinemont Heights is centrally located near the best of Shepherd Park Plaza as well as neighboring Historic Heights, Garden Oaks & Oak Forest. Acclaimed schools and parks are within close reach, as are endless entertainment, shopping & lifestyle centers. An eclectic mix of nearby restaurants, Bars and cafes, including new arrivals and classic neighborhood favorites are a walk or short drive away. Extremely commuter friendly, Pinemont Heights offers convenient access to the 610 Loop, I-45 & I-10 freeways.

