

HAPPEN HOUSTON

830 Azalea St, Houston, TX 77018

FEATURES AND SPECS:

FOYER

- Two-story entry with a striking chandelier and abundant natural light
- Curved staircase
- Wide-plank white oak flooring
- Clear sight lines into the formal study and main living spaces

STUDY - 17'2" x 17'0"

- Custom built-ins for storage and display
- Coffered ceiling
- Gas fireplace framed by warm wood accents
- Built-in bar area with beverage storage
- Custom white oak double doors

FIRST FLOOR HALLWAYS

- Continuous white oak flooring
- Soft natural light
- Sightlines to main living

MUDROOM

- Floor to ceiling cabinetry
- Built in bench with cubbies
- Direct access to garage

KITCHEN - 20' x 12'

- Waterfall marble island with seating
- Thermador appliance package including:
 - 30" Panel-ready refrigerator + 18" freezer
 - Pro Grand 48" gas range with griddle
 - Emerald 24" panel ready dishwasher
 - 24" Microdrawer microwave
 - 24" built-in coffee machine
- Pot filler, custom vent hood, brass accents
- White oak + painted cabinetry with brass accents and soft-close hardware
- Hidden walk-in pantry with extensive storage
- Designer pendants over island

BREAKFAST NOOK - 13' x 12'

- Oversized windows overlooking backyard
- Space for full dining table
- Natural light throughout the day

DINING AREA - 13' X 15'

- White oak cabinetry with integrated display shelving
- Designer chandelier providing warm architectural presence

LIVING ROOM - 20'6" X 24'

- Floor-to-ceiling windows with backyard views
- Gas fireplace with white oak surround
- Steel framed doors to covered patio

OUTDOOR LIVING

- Covered patio with fireplace as focal point
- Full summer kitchen with:
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 - Artisan 60000 BTU 32" gas grill
 - Alfresco 32" double doors
 - Sink
- Outdoor fireplace
- Expanded hardscape + large lawn with room for pool

PRIMARY SUITE - 21' X 17'6"

- Vaulted 12' ceilings with soft natural light
- White oak flooring and warm neutral palette
- Quiet retreat tucked at the rear of the home

PRIMARY BATH/CLOSET - 15' X 15'

- Vaulted 12' ceilings
- Taj Mahal quartzite separate vanities
- Freestanding acrylic soaking tub
- Oversized glass-enclosed shower with dual fixtures
- Custom wardrobe system including:
 - Glass-front cabinetry
 - Built-in dresser towers
 - Pull-down hanging racks
 - Abundant shelving and drawers

GAMEROOM - 15' X 18'4"

- Natural light and soft neutral finishes
- Space for large sectional or media setup

**** All Information above is per seller and should be independently verified. ****

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FEATURES CONTINUED

SECONDARY BEDROOMS - 14'8' X 13'8", 15' X 14', 15'6" X 13'4"

- Each with walk in closets
- En-suite layouts with marble finishes
- Consistent, calming neutral palette

LAUNDRY ROOM

- Custom cabinetry with ample work surface
- Deep sink for convenience
- Connects to the primary closet

WATER HEATER

- State Tankless Adapt Premium Condensing System
- High-efficiency whole-home hot water

INSULATION

- Attic roofline: open-cell spray foam, 5.5", R-20
- Cold floor: open-cell spray foam, 3.5", R-13
- Gable walls: open-cell spray foam, 3.5", R-13
- Exterior walls: open-cell spray foam, 3.5", R-13
- Windows, doors, base plates PolySealed

BUILDING ENVELOPE

- Ceiling: R-20
- Above-grade walls: R-13
- Exposed floor: R-13
- Slab: R-0
- Infiltration: 5 ACH50
- Duct insulation: R8 supply / R6 return
- Forced air duct leakage: untested

WINDOW & DOOR PERFORMANCE

- Windows: U-Value 0.4, SHGC 0.25
- Exterior doors: R-2 rating
- Pella Reserve series windows (top-tier line)
- High-efficiency low-E glazing

MECHANICAL, HVAC & AIR QUALITY

- Dual Trane HVAC systems: 4-ton + 4-ton units
- 95% high-efficiency furnaces (required for foam-insulated homes)
- 15 SEER efficiency rating
- Honeywell Pro T6 Wi-Fi thermostat
- Media filters with fresh air intake
- Make-up air system
- R8 supply ducts + R8 return ducts
- 80 CFM exhaust fans
- Custom plenums & supply boxes
- Copper refrigerant lines + PVC drain lines
- Full bath ventilation system
- Includes all required city permits
- 10-year parts warranty (homeowner registers within 60 days of closing)
- 1-year labor warranty

WATER SYSTEMS

- Tankless condensing water heater
- Pre-plumbed for water softener system
- Pre-plumbed for future water meter expansion
- RO system & water softener available as upgrades
- Dehumidifier not needed due to full spray-foam envelope

CONSTRUCTION & ENVELOPE

- Closed-cell spray foam throughout
- High-efficiency building envelope tested and designed for optimal performance

BUILDER WARRANTY

- ACE 1-2-6 Warranty Program included

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