

11110 Openwood Lands Ln.

Seller and Builder Upgrades

Bridgeland Prairieland Village · Newmark Homes Villa Amalfi (Plan 9026), Elevation 6 · Cypress, TX 77433

EXTERIOR & STRUCTURE

Elevation 6 exterior

Cabana bath

Outdoor kitchen with brick surround

Granite top, Coyote 36" stainless gas grill, 24" refrigerator, bar sink & faucet

Millennium Series double front door

4-lite clear glass, black lever handle, square deadbolt

Upgraded white mortar

Level 2 brick

FIREPLACE

Rave 42" linear fireplace

Clean-face trim, modern floating mantel

Braxton fluted cast fireplace surround

Delicate White cast finish

CABINETRY & STORAGE

Design-center cabinet upgrades

Rift-cut white oak cabinetry

Kitchen, island, butler's pantry, main bath, powder, Baths 2-4

Painted cabinetry - utility room

Painted cabinetry - mudroom / drop zone

Custom closet system

Folkstone finish, gold rods, Stanton gold pulls

Cabinetry - optional Bath 6

COUNTERTOPS

Kitchen - Level 3 Calacatta Gold porcelain

4cm, square edge

Island - Level 3 Calacatta Gold porcelain

Island waterfall sides

Level 3 porcelain

Island mitered edge

Utility room - Level 2 Calacatta Lumous porcelain

Butler's pantry - Level 4 Teja Pearl porcelain

Main bath - Level 3 Calacatta Gold porcelain

Secondary bath & powder porcelain countertops

Baths 2, 3, 4, 6 and powder

TILE - BACKSPLASH, WALLS & SHOWERS

Main shower - Calacatta Gold porcelain wall surround

Main shower - Level 10 mudset floor

Satin brass frame, Stratella hex mosaic

Main shower - built-in bench seat

Kitchen backsplash - Level 3 porcelain

Matches kitchen countertop

Porcelain to ceiling at kitchen hood wall

Butler's pantry backsplash & tile to ceiling

Emser Flutique, vertical stack

Utility room backsplash

Bath 3 & Bath 6 walk-in shower mudsets

Tile to ceiling; penny round / herringbone floors

Bath 2 tile to ceiling

Upgraded shower wall tile - Baths 2, 3, 4 & 6

FLOORING

Level 4 hardwood (Boulevard - Alamo Heights)

Main bedroom & closet, game room, retreat, family, kitchen, entry, dining, living, powder

Level 9 tile - main bath

Shaw Stratella 24x48

Level 9 tile - utility room

Shaw Stratella 24x48

Bath 2 penny round floor tile

Bath 3 & Bath 6 floor tile

Level 7 carpet - remaining areas

Level 8 carpet - media room

Upgraded 1/2" 8 lb carpet pad

PLUMBING & FIXTURES

Arlow freestanding tub

Walk-in showers in lieu of tubs (2 baths)

Frameless shower enclosures (2 baths)

Satin brass shower door finish (3 showers)

Trinsic Champagne Bronze bath hardware

Main bath, powder, Baths 2-4

Slide-bar hand shower - main shower

Wall-mount pot filler

Blanco Inteos 33" kitchen sink & Antonni faucet

Butler's pantry bar sink with faucet

Water softener pre-plumb

Comfort-height toilets

Main bath & powder

Counter switch for disposal

Water system spigot

ELECTRICAL & LIGHTING

Designer lighting package

Interior LED disk lights (32)

Exterior LED roofline lights (9)

Data / smart home prewire

Additional switches (18)

LED tape lighting - butler's pantry shelves

Prewires for sconces & future fixtures (10)

Weatherproof exterior outlets (3)

Floor outlet - family room

Additional outlets (2)

APPLIANCES & FINISHES

Villa 48" appliance package

48" dual-fuel range, built-in microwave, panel-ready refrigerator & freezer columns

Accent paint

Main bath, study, powder room

Floor-to-ceiling mirrors - Baths 2-4

Pismo satin brass door hardware