

5243 Shallowhurst Lane

Katy, TX 77449

Haven at Keith Harrow

Built by Davidson Homes

3 BEDROOMS	2.5 BATHROOMS	1952 SQUARE FEET
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Energy Star-inspected 2023 build with a 16 SEER Lennox system, granite and stainless kitchen, and 10-year structural coverage.

KITCHEN

- Frigidaire stainless steel appliances
- Leedo shaker-style cabinets
- 3cm granite countertops
- Tile backsplash
- Stainless undermount 50/50 sink
- Moen faucet with sprayer

BATH

- Granite counters with oval undermount sinks
- Primary: full-size walk-in shower, tile surround & glass enclosure
- Sterling by Kohler tub/shower combo in secondary bath
- Moen chrome fixtures
- Exhaust fans at all wet areas

INTERIOR

- LVP in 1st-floor living & all wet areas
- Carpet in bedrooms, stairs & 2nd-floor living
- Kichler brushed nickel lighting
- Kwikset brushed nickel hardware
- Ceiling fan with light in primary bedroom
- Pre-wired for fans in secondary bedrooms
- 3" baseboards & 2" casing throughout
- Shelving in all closets
- Security system pre-set for monitoring
- Data/TV outlets at 3 locations
- 8' ceilings on main floor

STRUCTURAL

- Site-specific post-tension foundation
- Engineered floor & roof trusses
- Pressure-treated bottom plate

ENERGY EFFICIENCY

- 16 SEER Lennox HVAC, 10-yr warranty
- Dual-pane low-E tilt-in windows
- R-38 attic & R-13 wall insulation
- Foam sealing at doors, windows & plate
- 40-gallon water heater

EXTERIOR & YARD

- Brick front with LP SmartSide siding
- Architectural shingles & front gutters
- Decorative fiberglass front door
- Sod, landscaping & irrigation in front
- Cedar privacy fence

WARRANTY & PROTECTION

- 10-year structural coverage
- Borate termite treatment
- Battery-backup smoke detectors