



KOLBE PARK

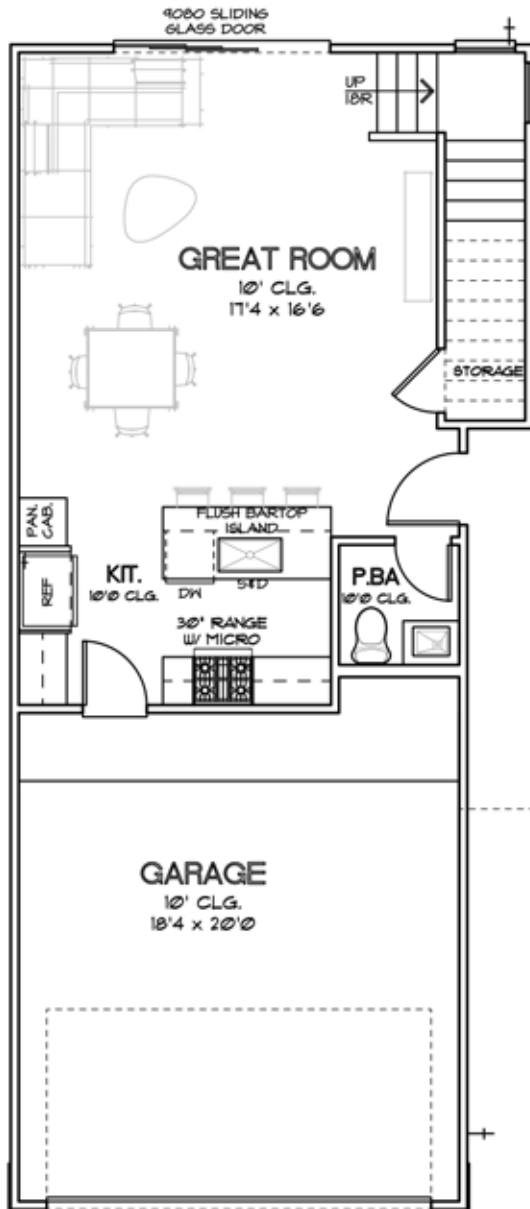
A new community in Spring Branch



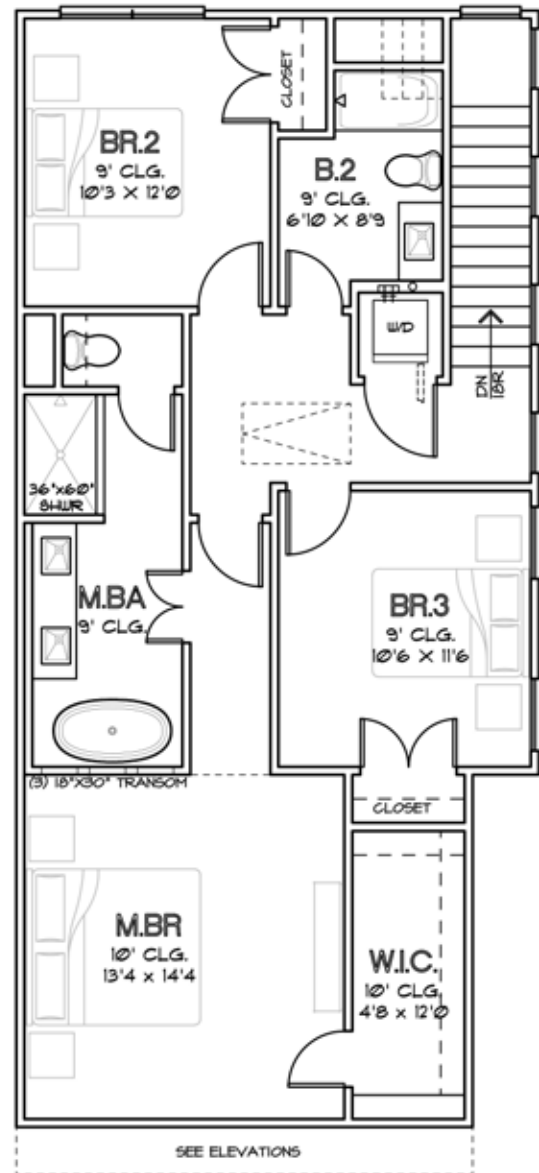
To learn more about this community, please contact:

Michael Afshari | 832.875.3252
michael.afshari@compass.com

CHOICE IS THE ULTIMATE LUXURY

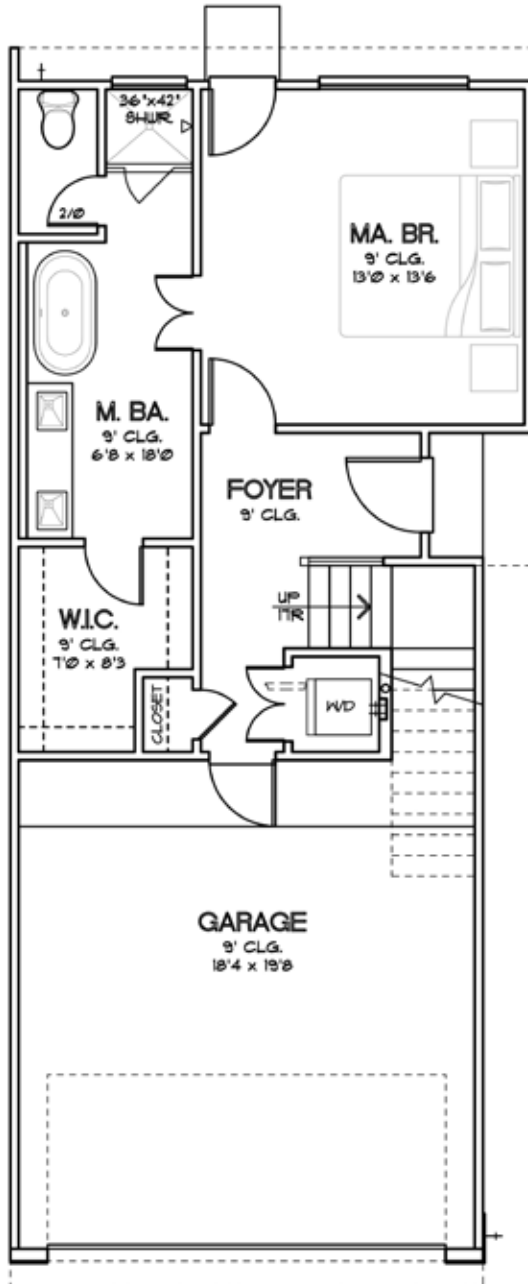


FIRST FLOOR

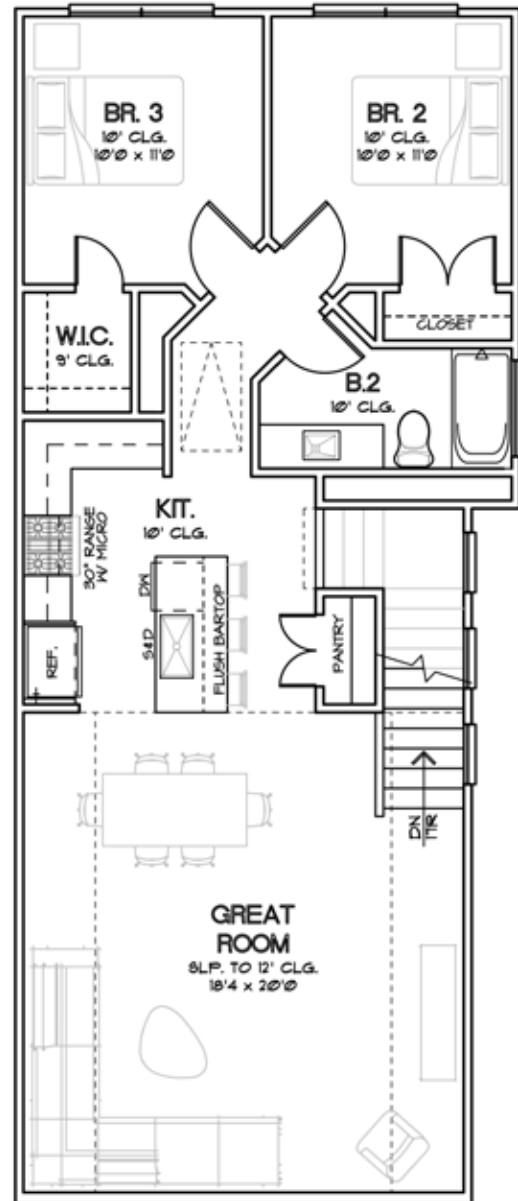


SECOND FLOOR

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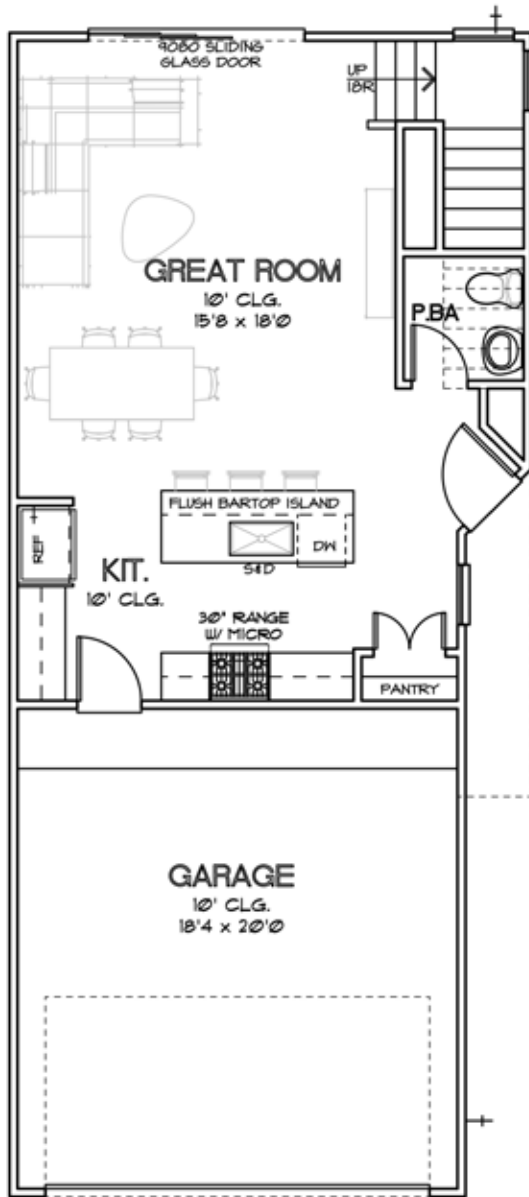


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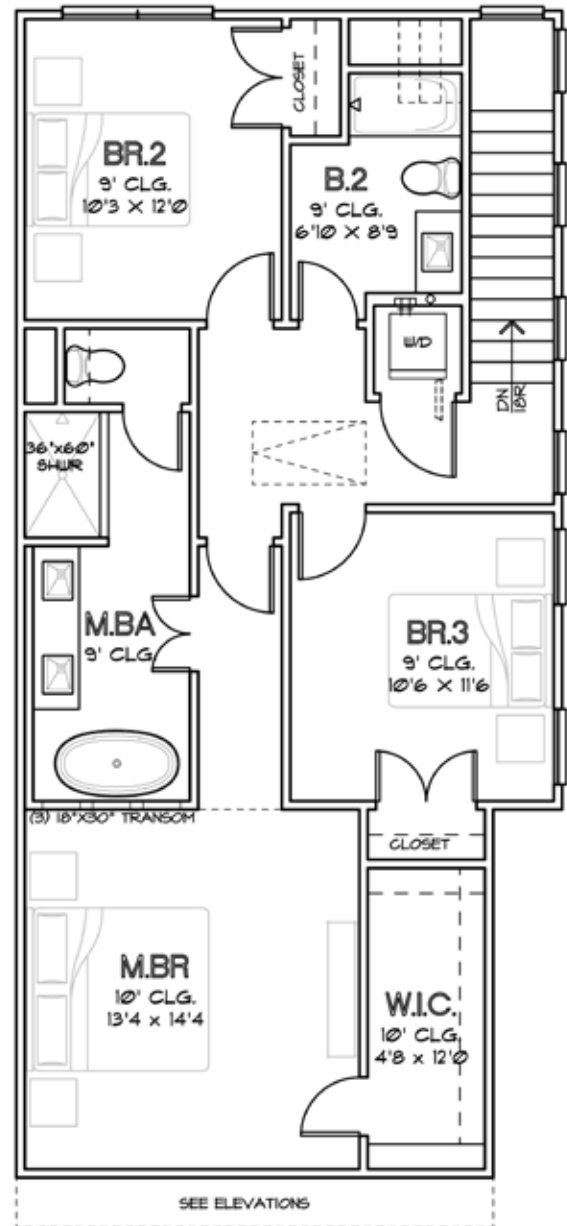


SECOND FLOOR

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FIRST FLOOR



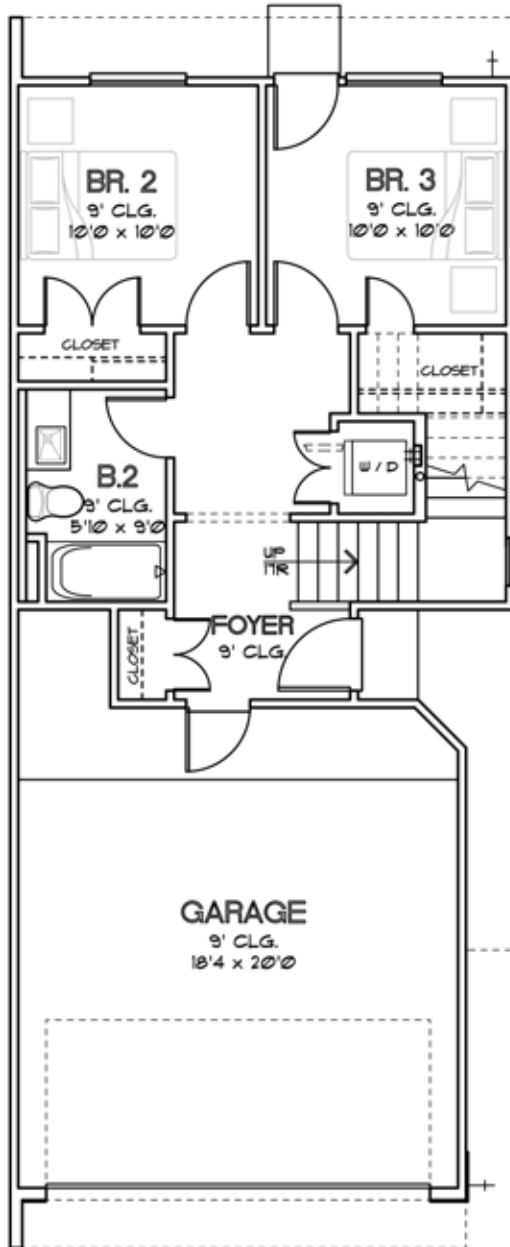
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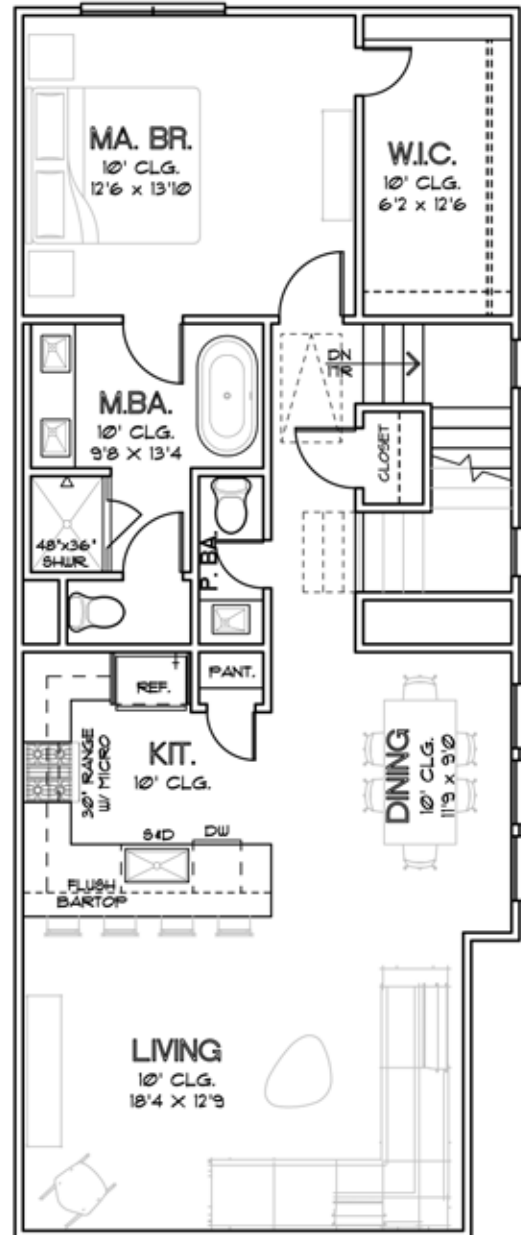
KOLBE PARK

THE SPRUCE

1,522 SQ.FT.

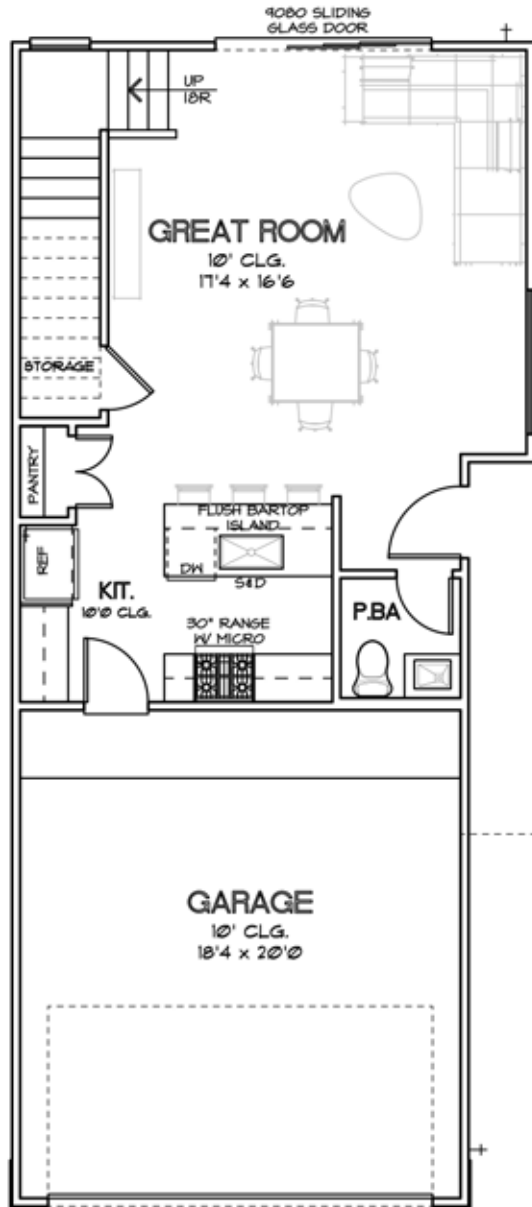


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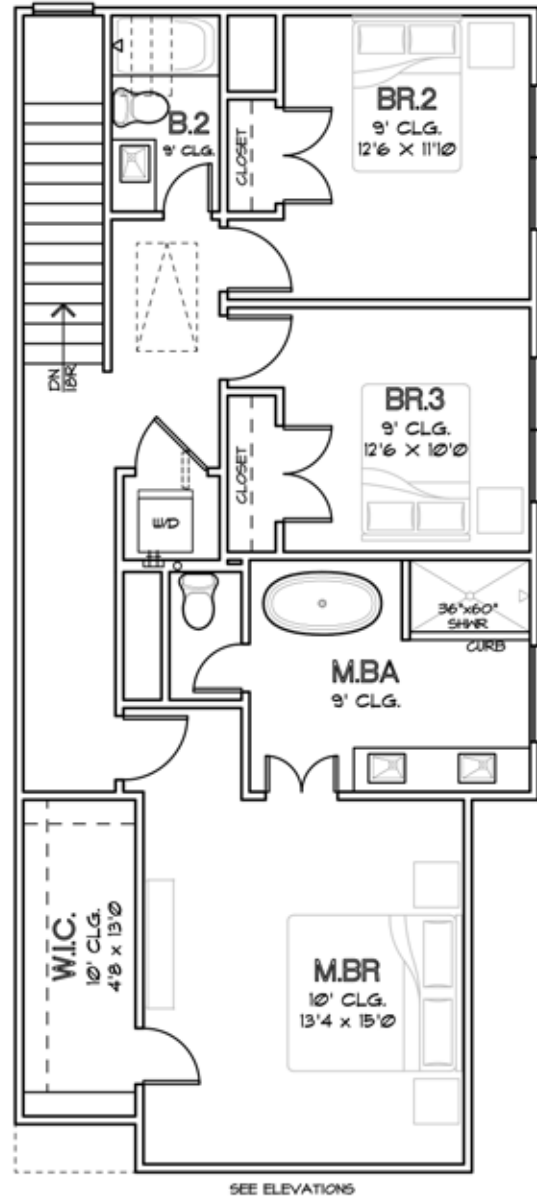


SECOND FLOOR

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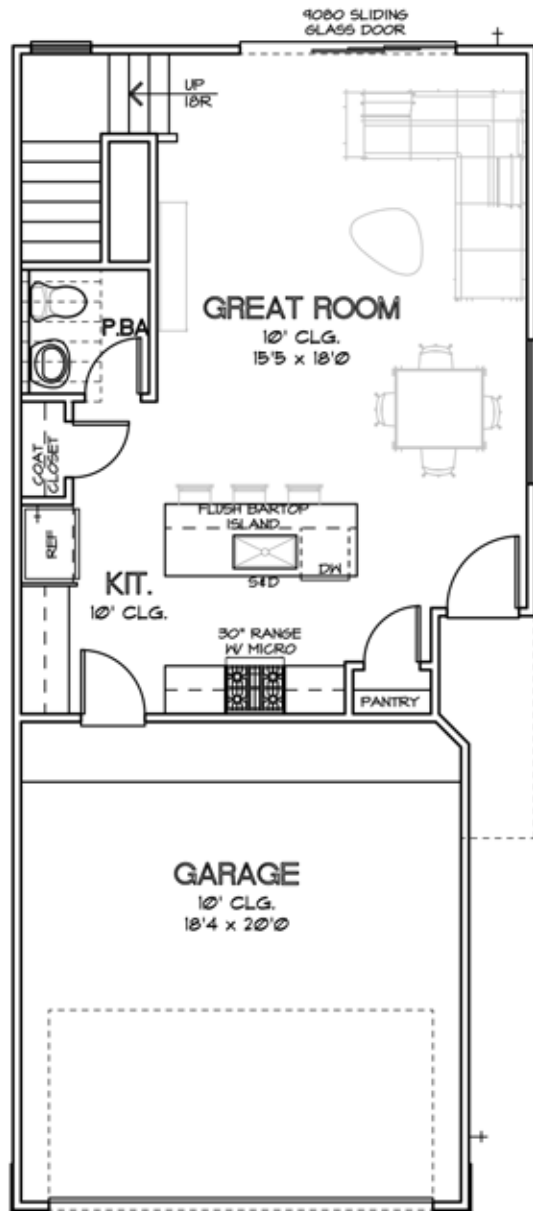


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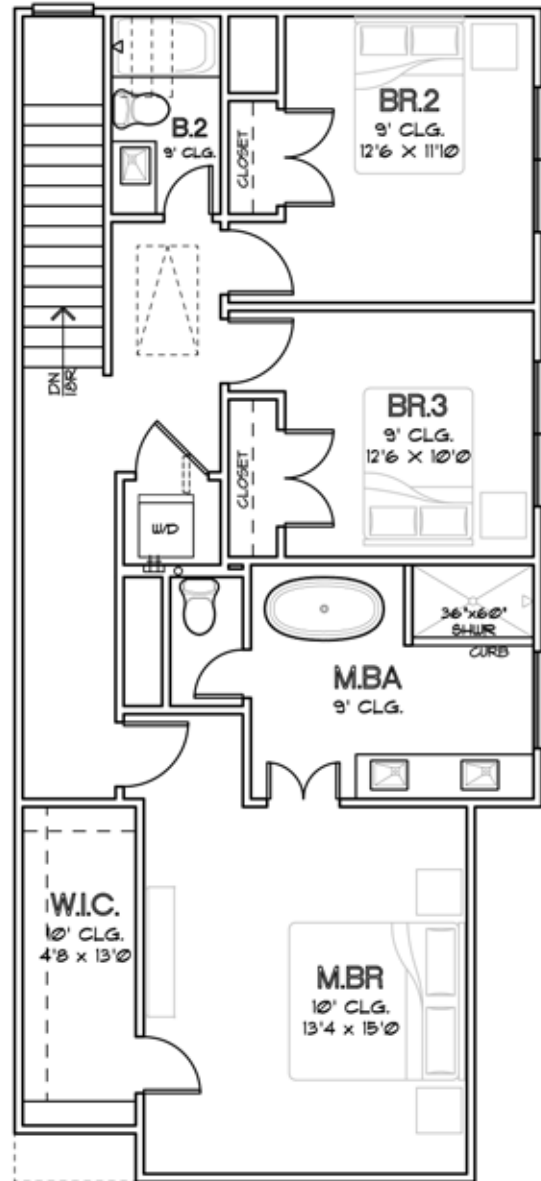


SECOND FLOOR

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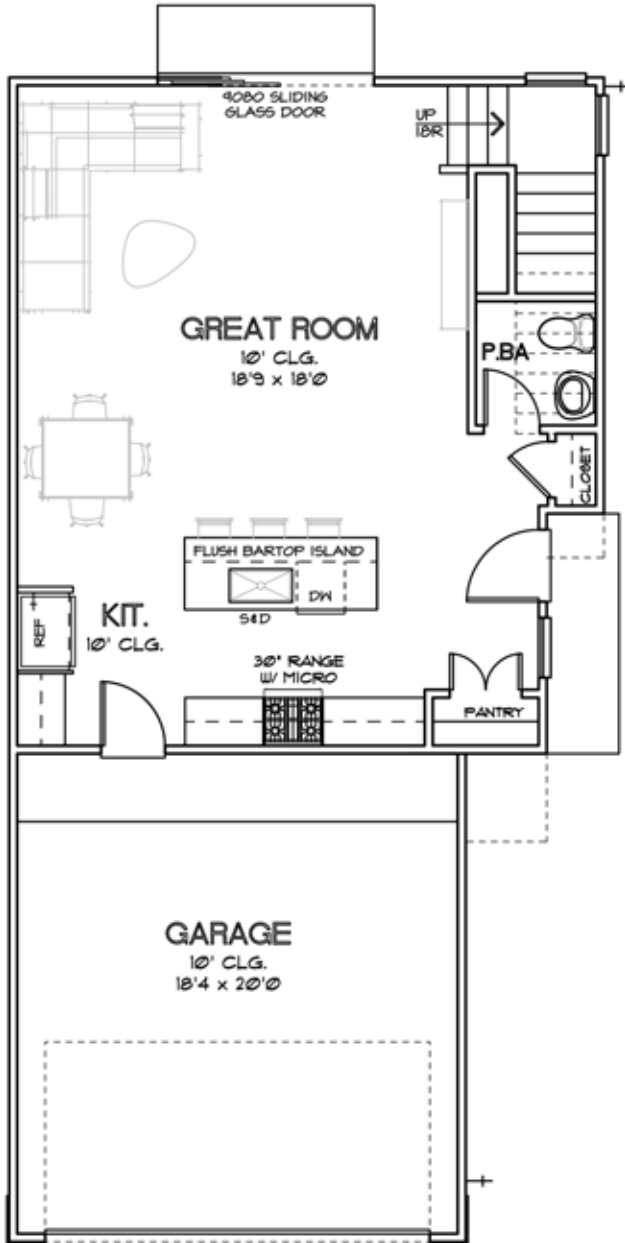


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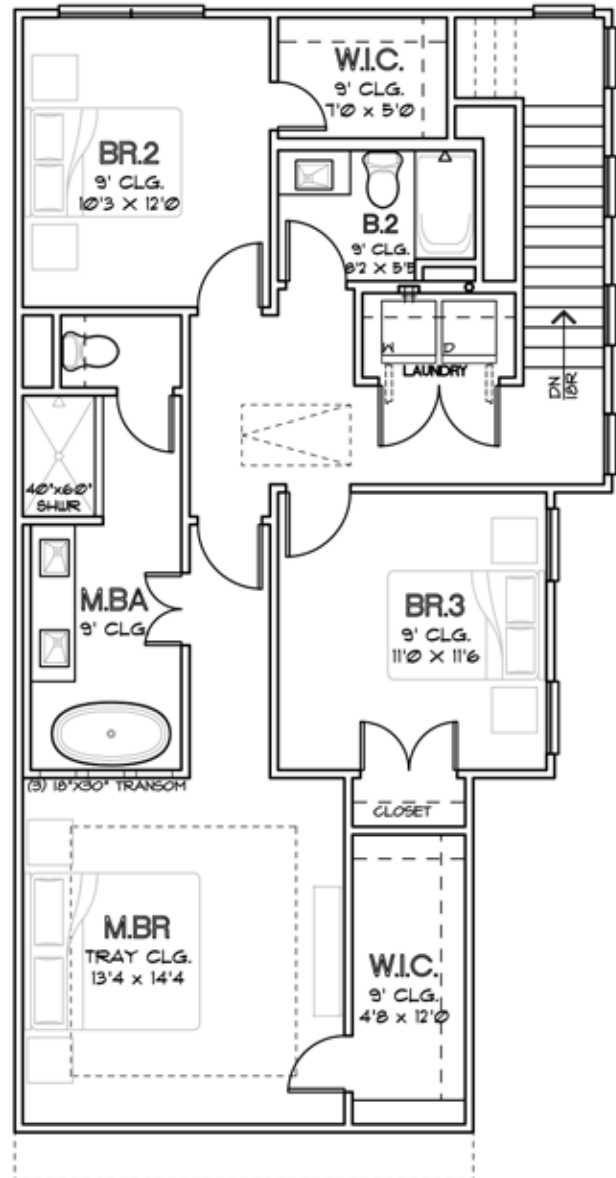


SECOND FLOOR

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FIRST FLOOR



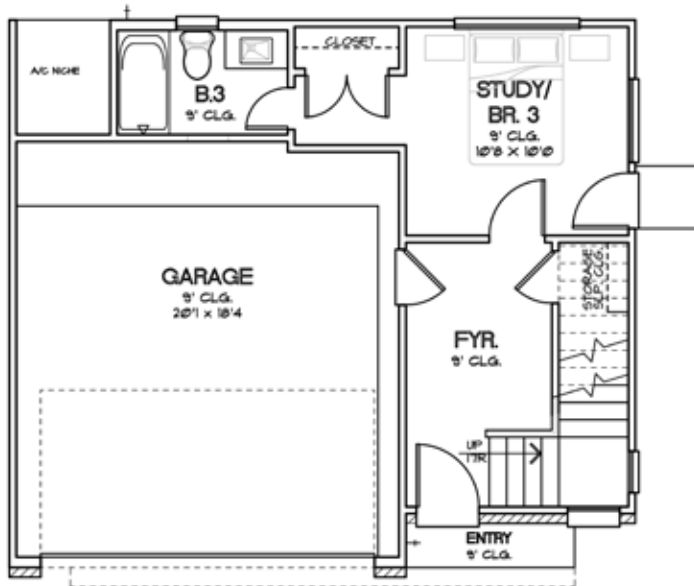
SECOND FLOOR

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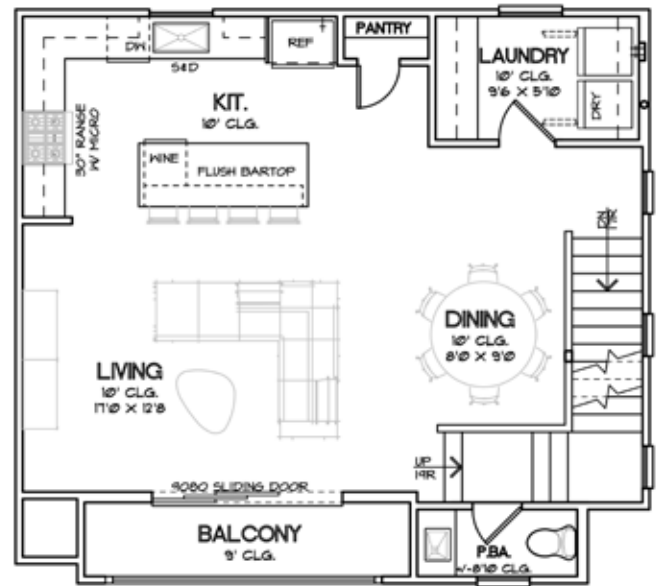
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THE ASPEN

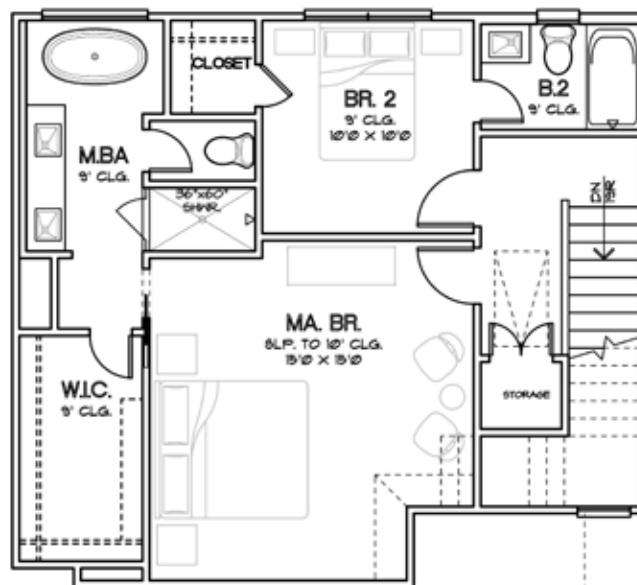
1,817 SQ.FT.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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FEATURES & SPECIFICATIONS

FIRST FLOOR (KITCHEN, DINING, LIVING ROOM):

- Engineered Swiss Flooring throughout First Floor
- Engineered Swiss Treads on Stairs
- Quartz Countertops
- Backsplash, White Subway Tile Backsplash
- Shaker Cabinets
- Powder Room with Pedestal Sink

SECOND FLOOR (BEDROOMS):

- Engineered Swiss Flooring in Master Bedroom; Carpet in Secondary Bedrooms

Master Bathroom:

- Tile, Bath & Shower Tile
- Freestanding Soaking Tub in All Units
- Glass Enclosed Shower
- Modern Chrome Plumbing Fixtures
- Undermount Dual Sink
- Quartz Countertops
- Shaker Cabinets

Secondary Bathroom:

- Tile Flooring in Shower
- Quartz Countertops
- Undermount Sink
- Modern Chrome Plumbing Fixtures
- Shaker-Style Cabinets
- Tub/Shower Combo

MECHANICAL SPECIFICATIONS :

Foundation:

- Engineered Post Tension Foundation
- 3,000 PSI Concrete
- Engineered Building Pads

Frame and Cornice:

- Engineered Structural Framing
- 2"x4" Stud Grade Fire Walls, Every 16" (+or-) O.C.
- Yellow Pine Ceiling Joints 16" (+or-) O.C.
- Yellow Pine Rafters, 16" (+or-) O.C.
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing
- Engineered Wood Trusses per Floor
- 3/4" Tongue and Groove Subfloor
- Cem Plank Siding
- All Subfloor is Glued, Nailed and Screwed
- Anthony Power Beams
- Windstorm per Plans and Codes

Windows:

- Vinyl/Aluminum Frame, Insulated (Double Pane), Clear Glass with Low-E

Ceiling Heights:

- Varies by Floor Plan

Roofing:

- 25 Year Roof Shingle

Air Conditioning and Heating:

- 3 Ton A/C on Two-Story Homes
- 4 Ton A/C on Three-Story Homes
- High-efficiency Condensing Unit
- High-efficiency Furnace
- R-8/6 Silver Flex Duct in Attic
- Programmable Thermostats

Electrical:

- All Copper Wiring throughout the House
- GFI Safety Switches where Required by Codes
- 125 AMP Main Electric Panel
- All Other Electrical Wiring as per Floor Plans
- Recessed Can Lighting
- Modern Chrome Fixtures in Baths

Plumbing:

- CPVC Vents and Drain Pipes
- Black Steel Pipes for Gas
- Insulated Exposed Water Lines
- (1) Water Heater
- Modern Chrome Plumbing Fixtures

Insulation:

Area:	Material:	R-Value:	Thickness:
Exterior Walls	Batt	R-13	3.5"
Ceilings	Batt	R-19	6.25"
Attic	Blown	R-38	14"

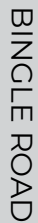
Appliances:

- Dishwasher: Samsung DW80R2031US
- Cooktop: Samsung NE63T8111SS
- Microwave: Samsung ME16A4021AS

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