



# 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

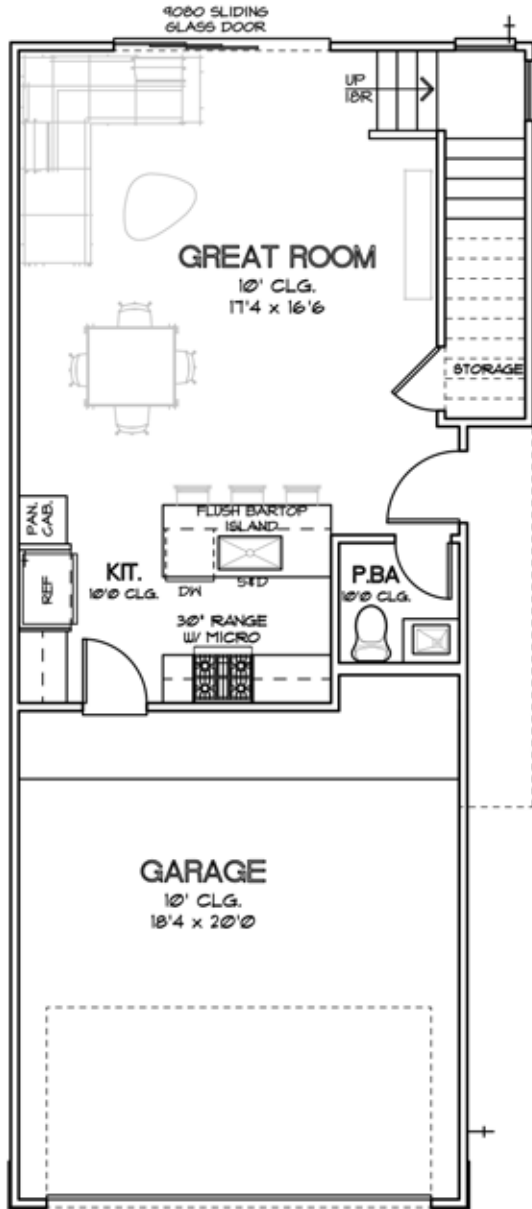
CHOICE IS THE ULTIMATE LUXURY



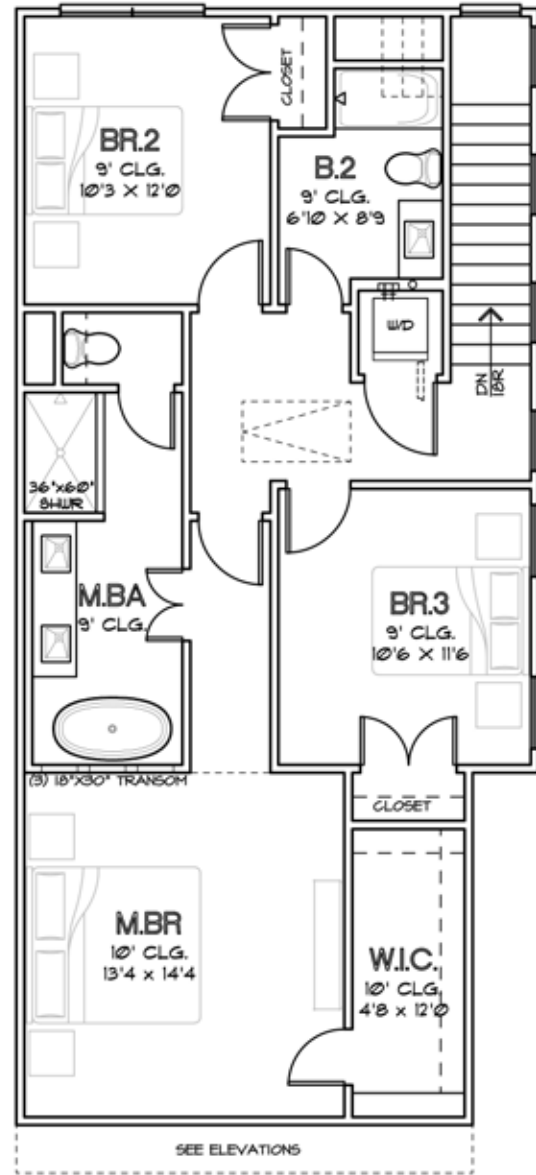


CITY HOMES  
CHOICE

KOLBE PARK  
THE COTTONWOOD  
1,480 SQ.FT.



FIRST FLOOR



SECOND FLOOR

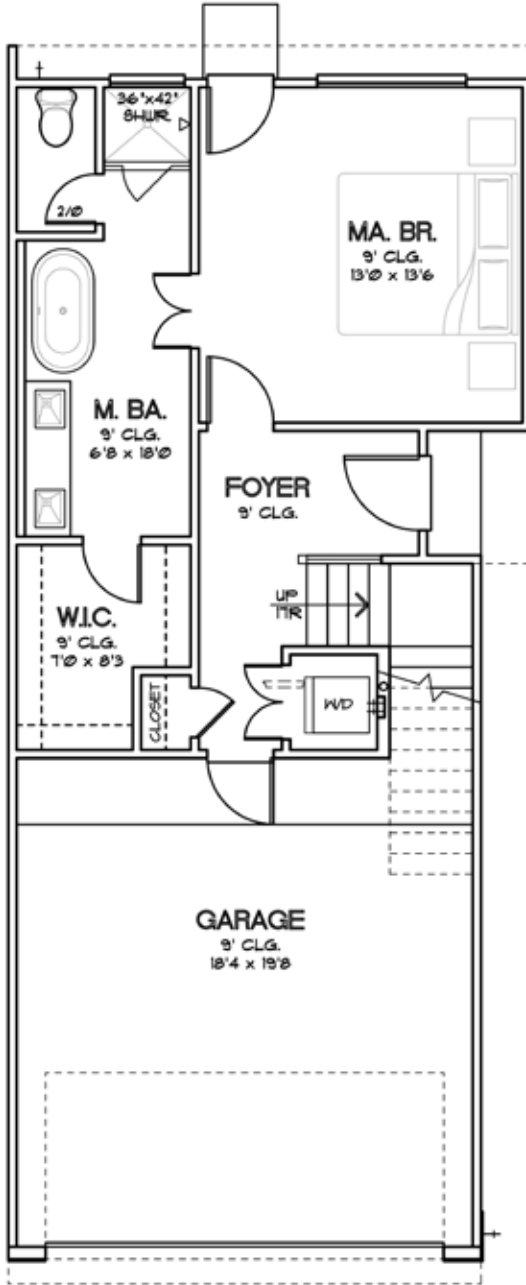
CHOICE IS THE ULTIMATE LUXURY



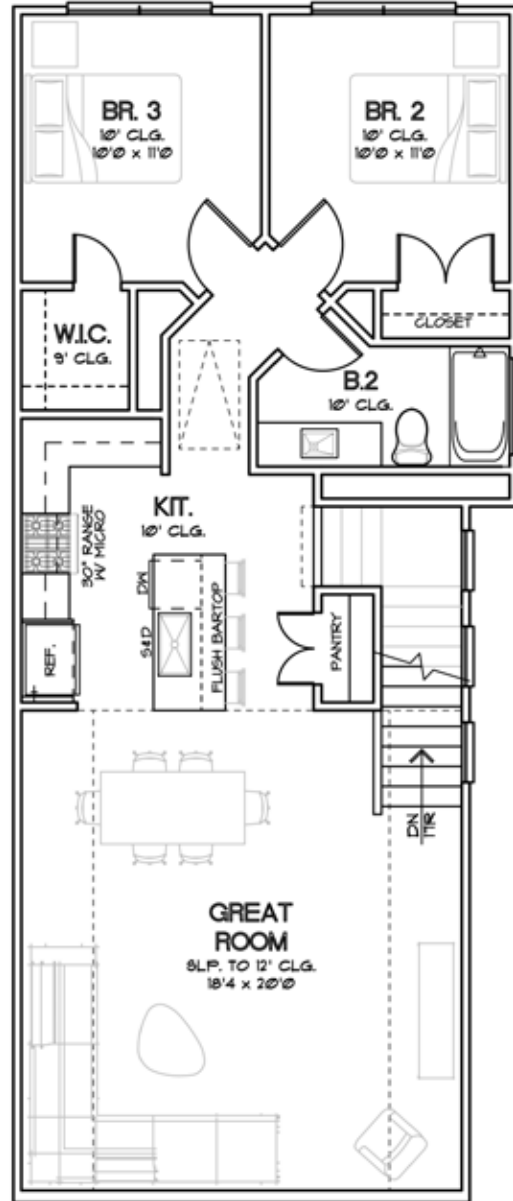


CITY HOMES  
CHOICE

KOLBE PARK  
THE AGAVE  
1,488 SQ.FT.



FIRST FLOOR



SECOND FLOOR

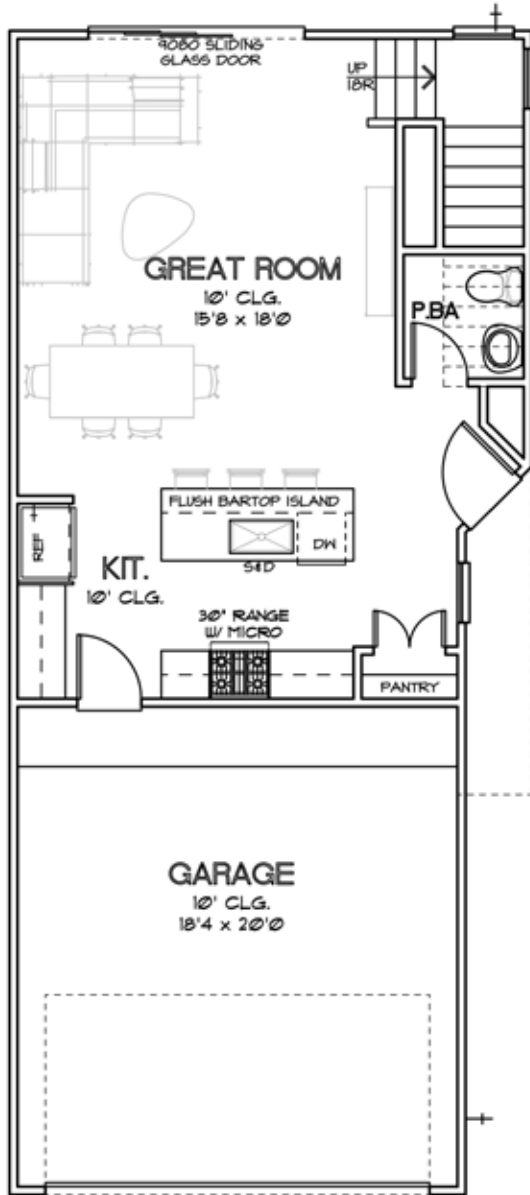
CHOICE IS THE ULTIMATE LUXURY



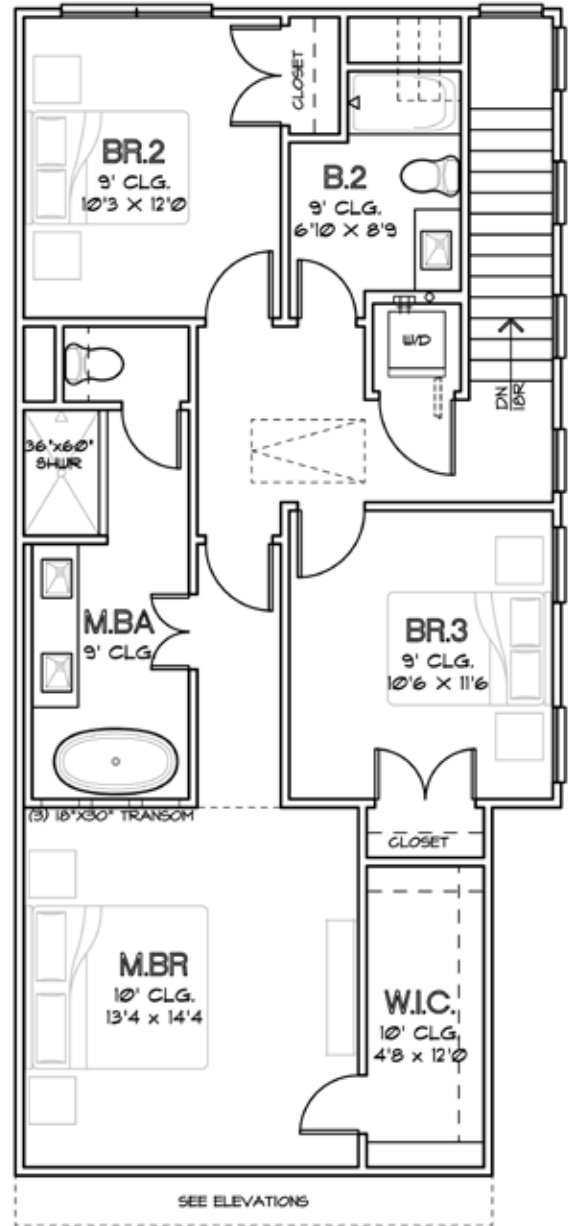


CITY HOMES  
CHOICE

KOLBE PARK  
THE ACACIA  
1,504 SQ.FT.

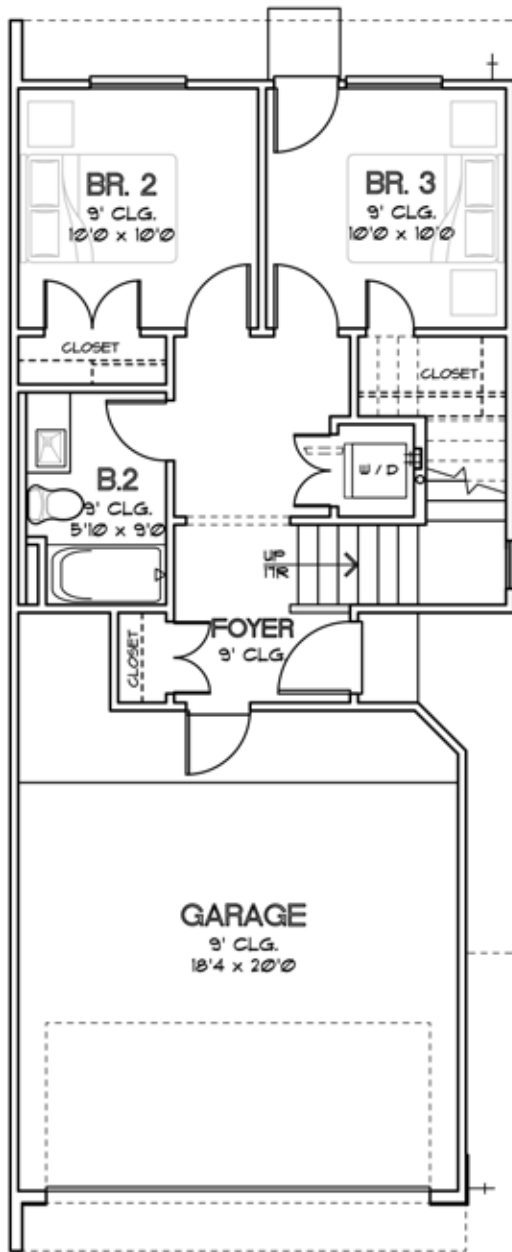


FIRST FLOOR

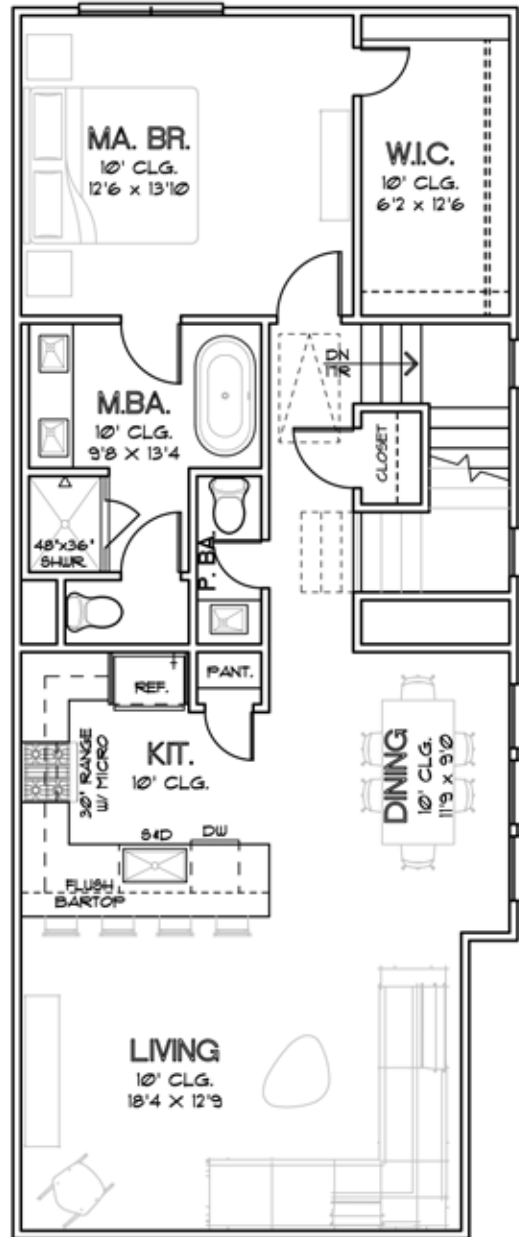


CHOICE IS THE ULTIMATE LUXURY



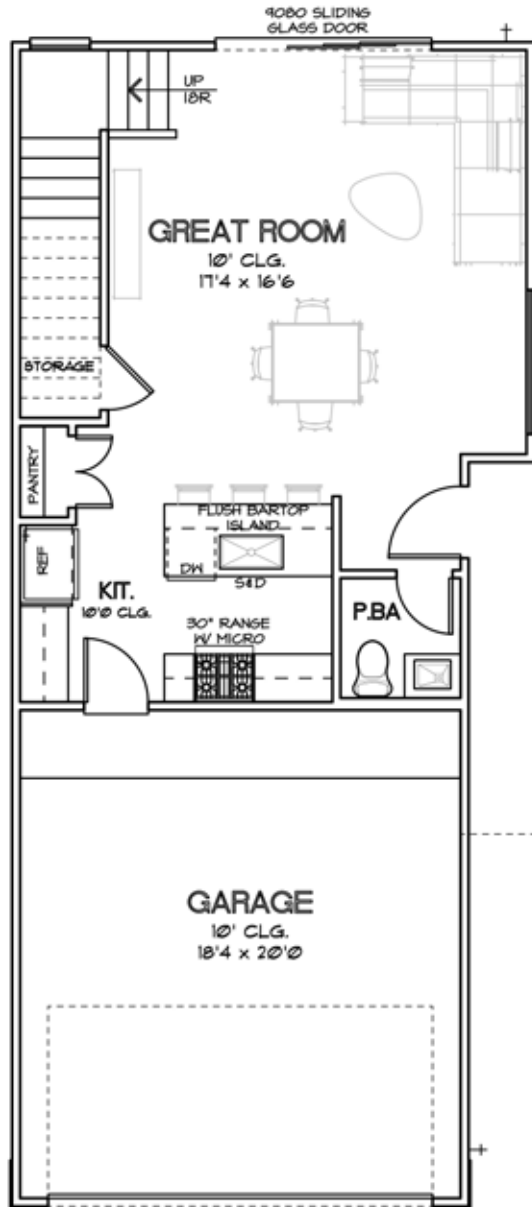


FIRST FLOOR

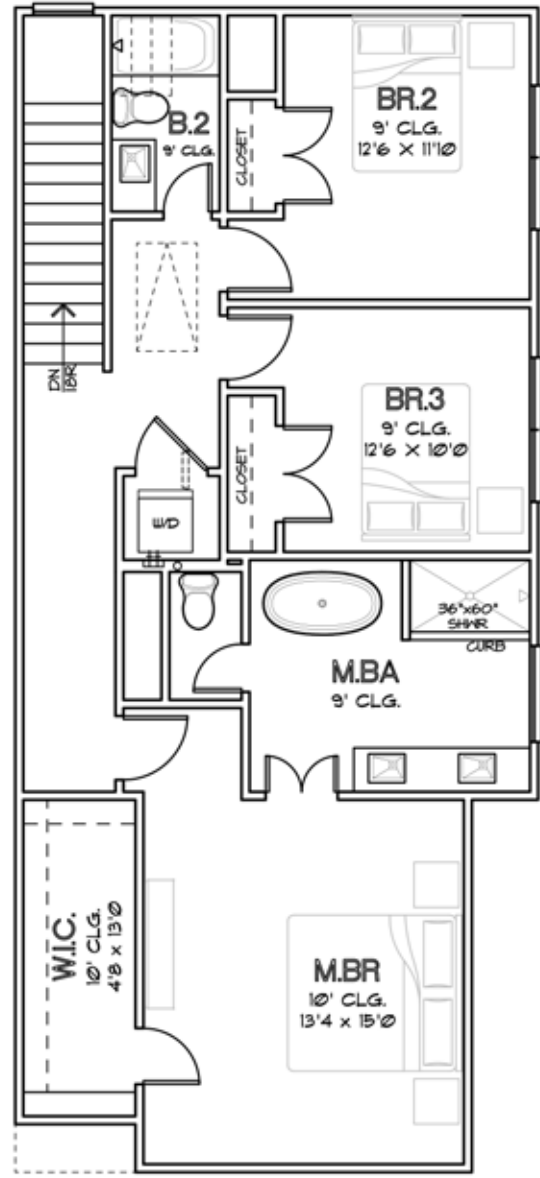


SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



FIRST FLOOR



SECOND FLOOR

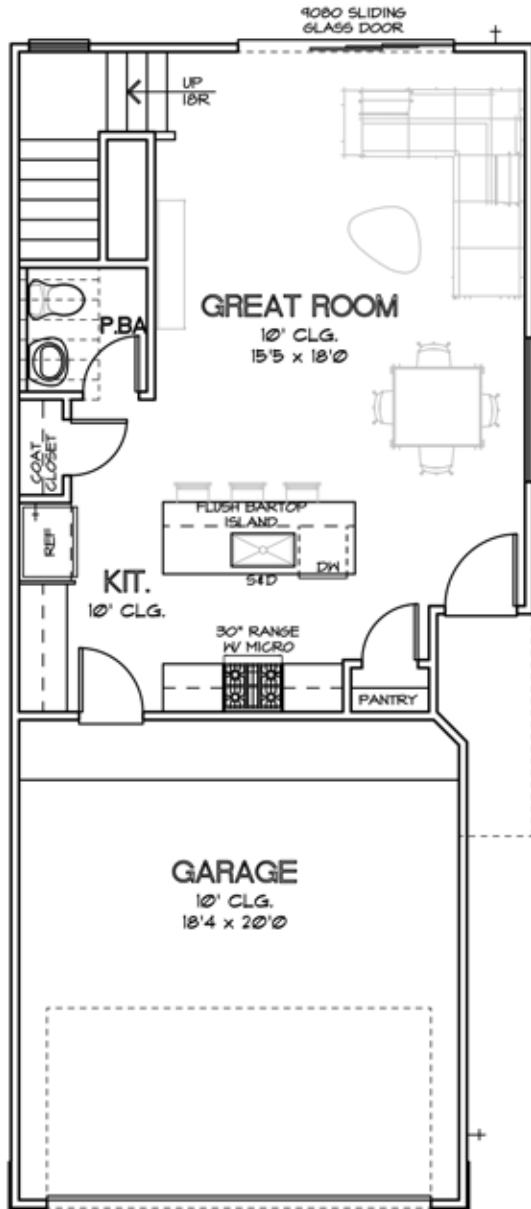
CHOICE IS THE ULTIMATE LUXURY



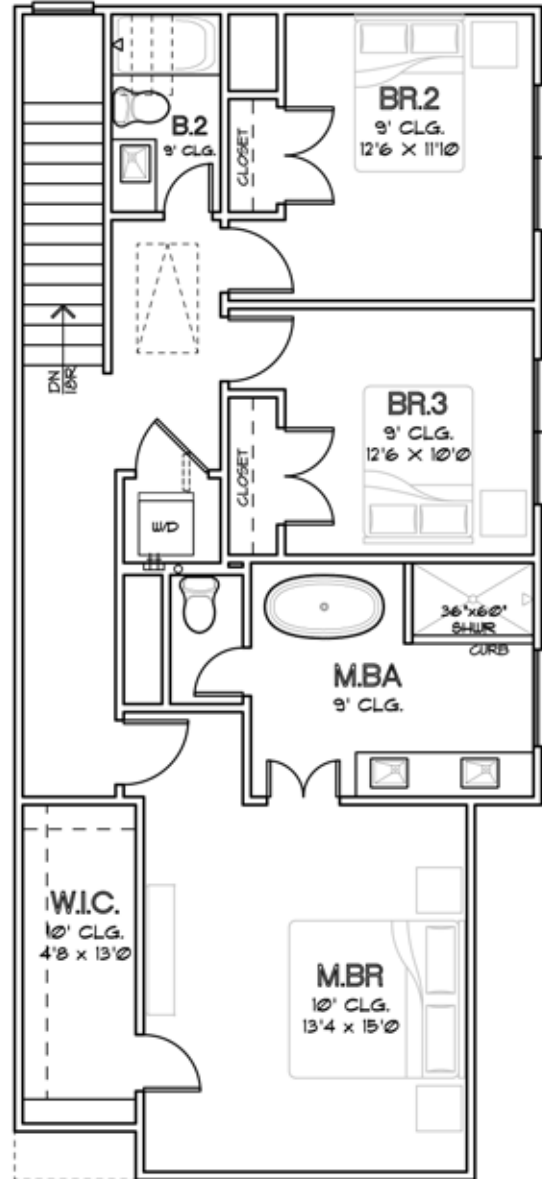


CITY HOMES  
CHOICE

KOLBE PARK  
THE HAWTHORNE  
1,542 SQ.FT.



FIRST FLOOR



SECOND FLOOR

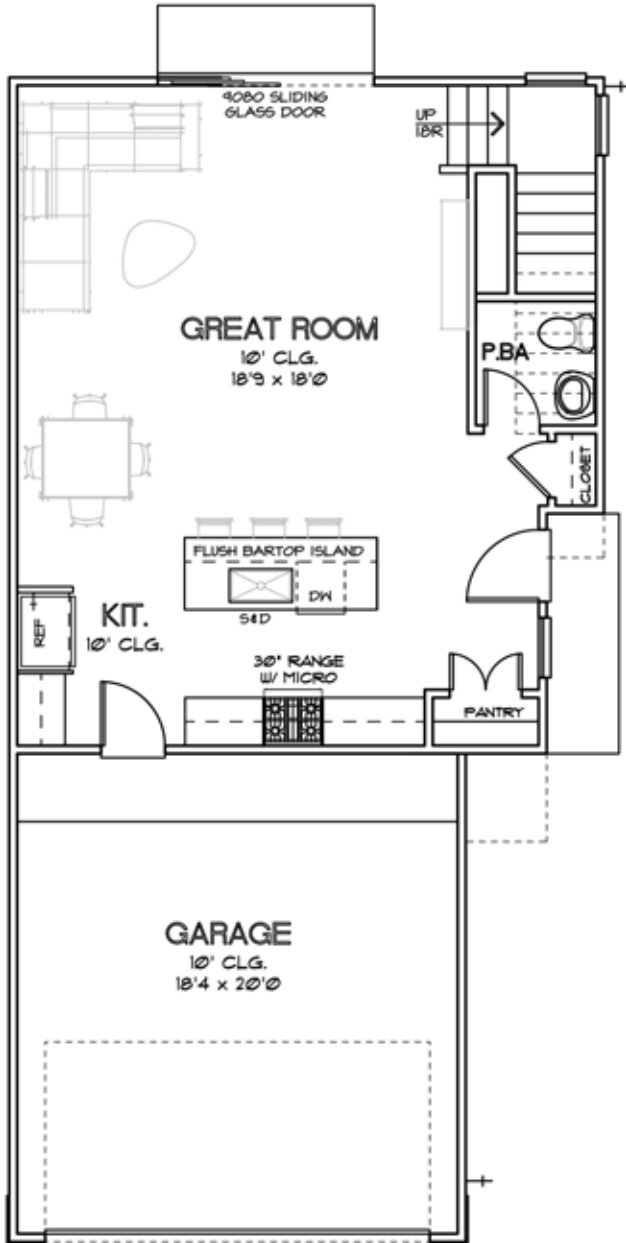
CHOICE IS THE ULTIMATE LUXURY



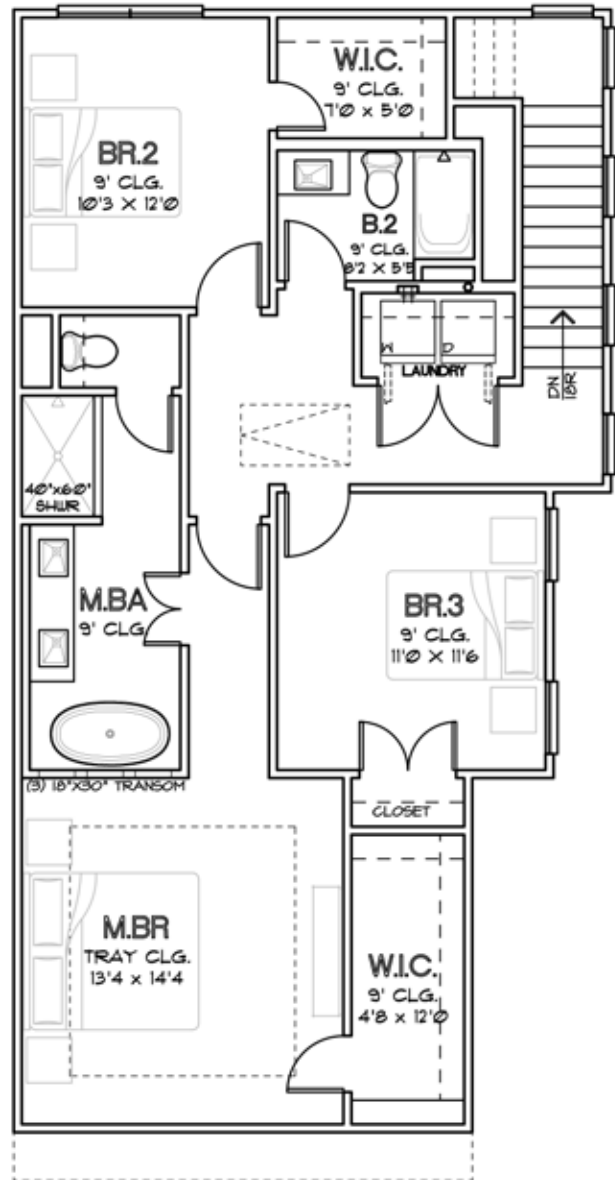


CITY HOMES  
CHOICE

KOLBE PARK  
THE SYCAMORE  
1,641 SQ.FT.



FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

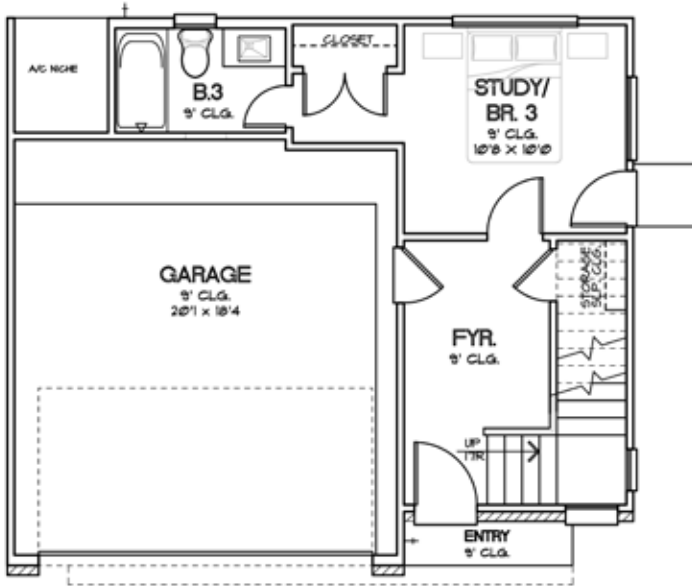




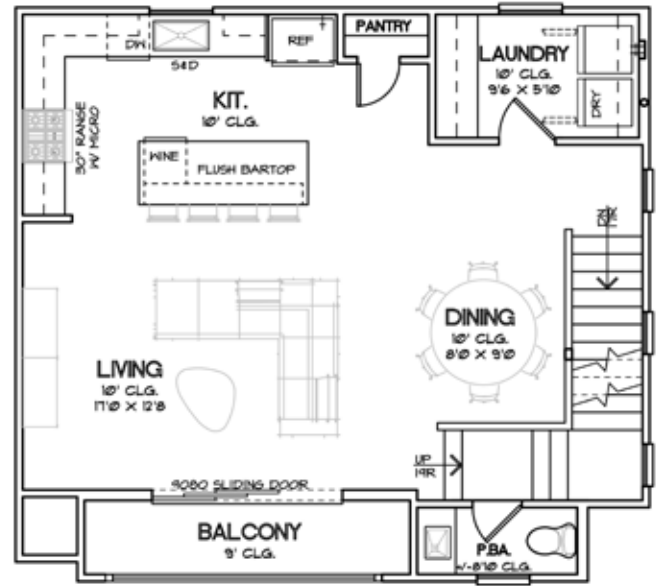


CITY HOMES  
CHOICE

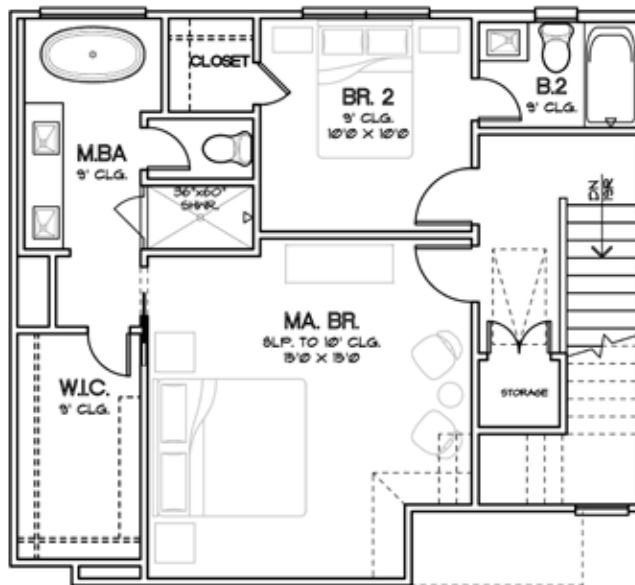
KOLBE PARK  
THE ASPEN  
1,817 SQ.FT.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY





**CITY HOMES  
CHOICE**

# KOLBE PARK

## 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

CHOICE IS THE ULTIMATE LUXURY



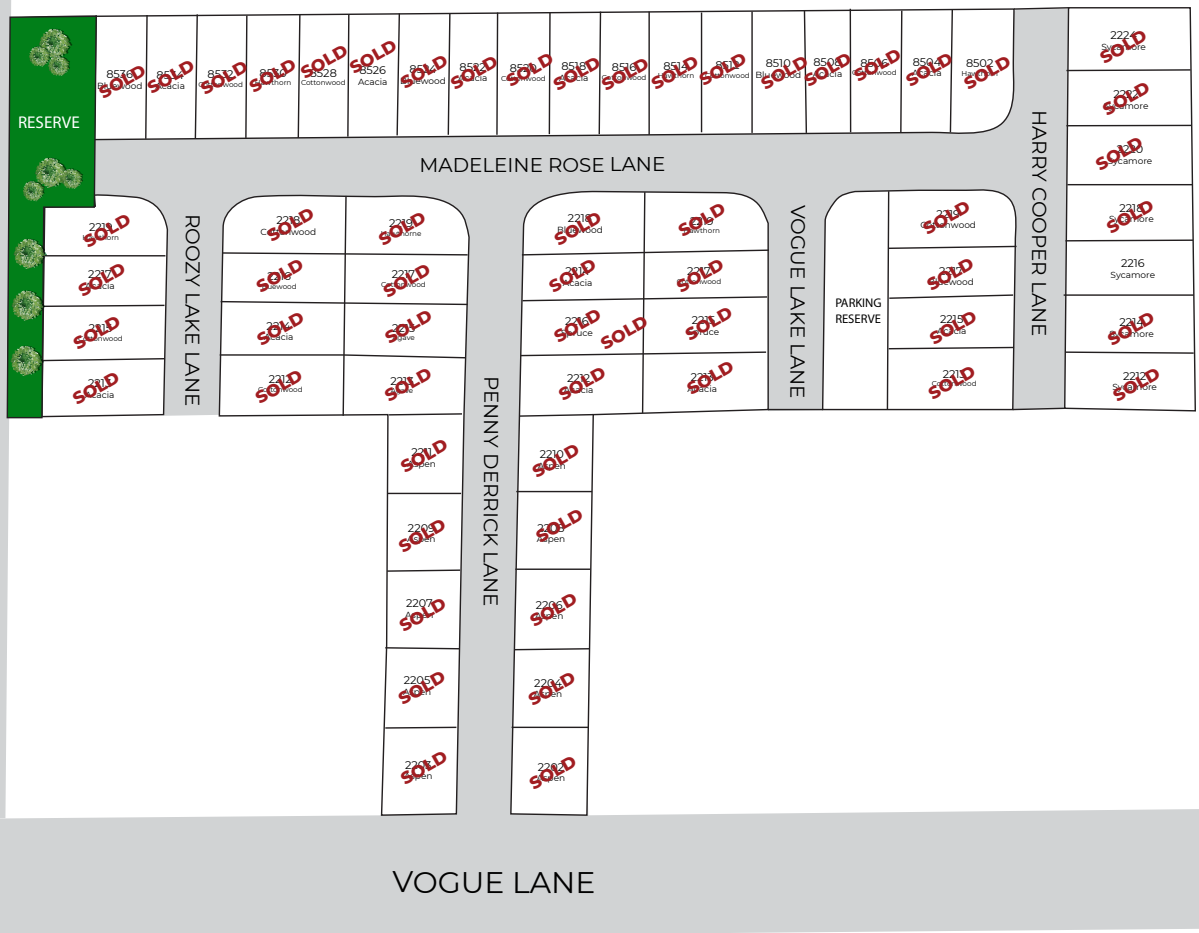


CITY HOMES  
CHOICE

# KOLBE PARK

SITE PLAN

## KOLBE PARK



To learn more about this community, please contact:

**Michael Afshari** | 832.875.3252  
michael.afshari@compass.com

CHOICE IS THE ULTIMATE LUXURY

