



KOLBE PARK

A new community in Spring Branch



To learn more about this community, please contact:

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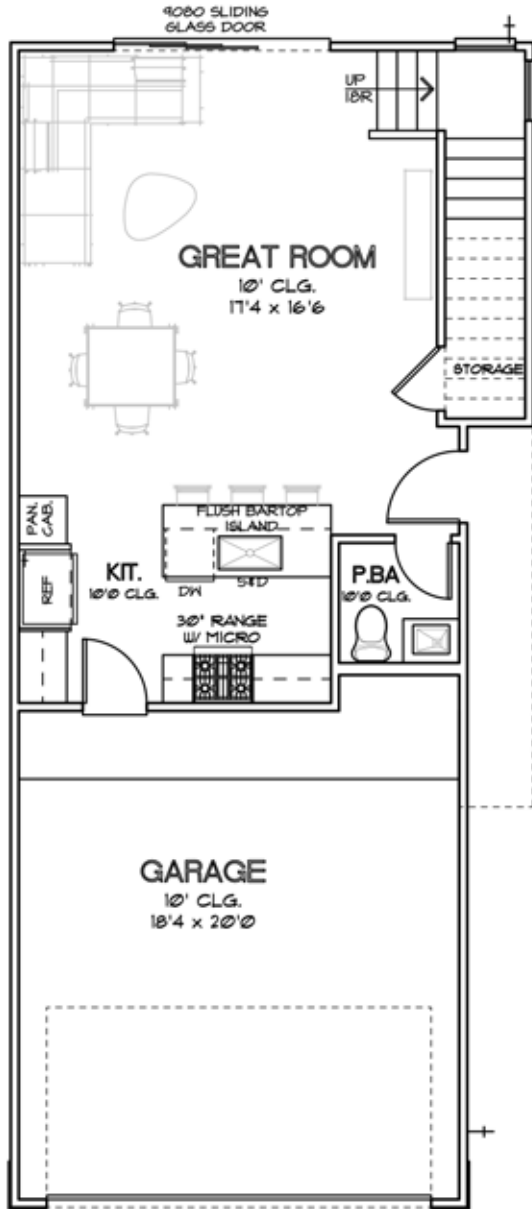
CHOICE IS THE ULTIMATE LUXURY



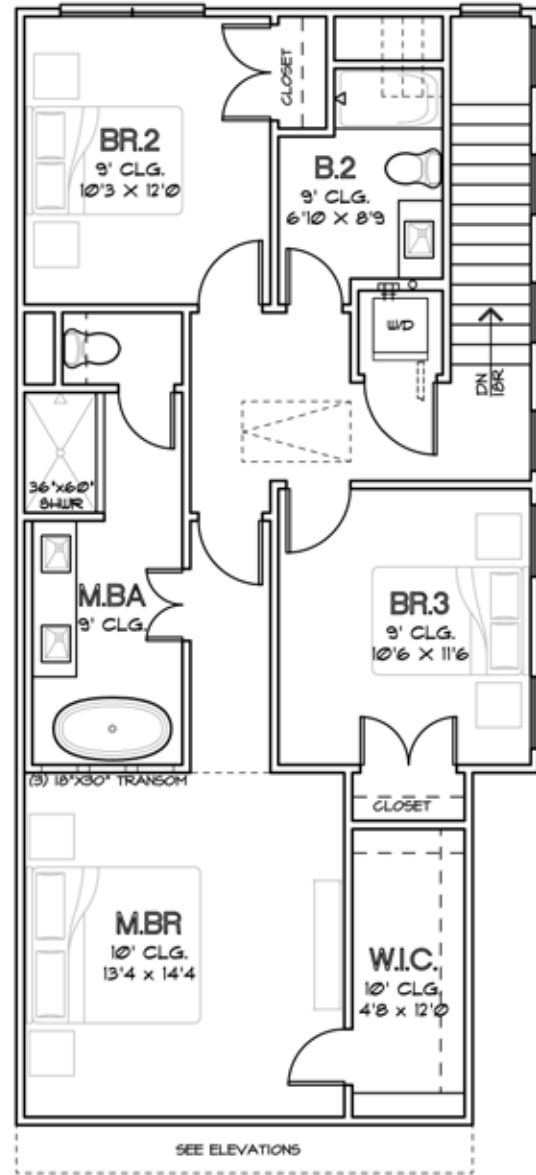


CITY HOMES
CHOICE

KOLBE PARK
THE COTTONWOOD
1,480 SQ.FT.



FIRST FLOOR



SECOND FLOOR

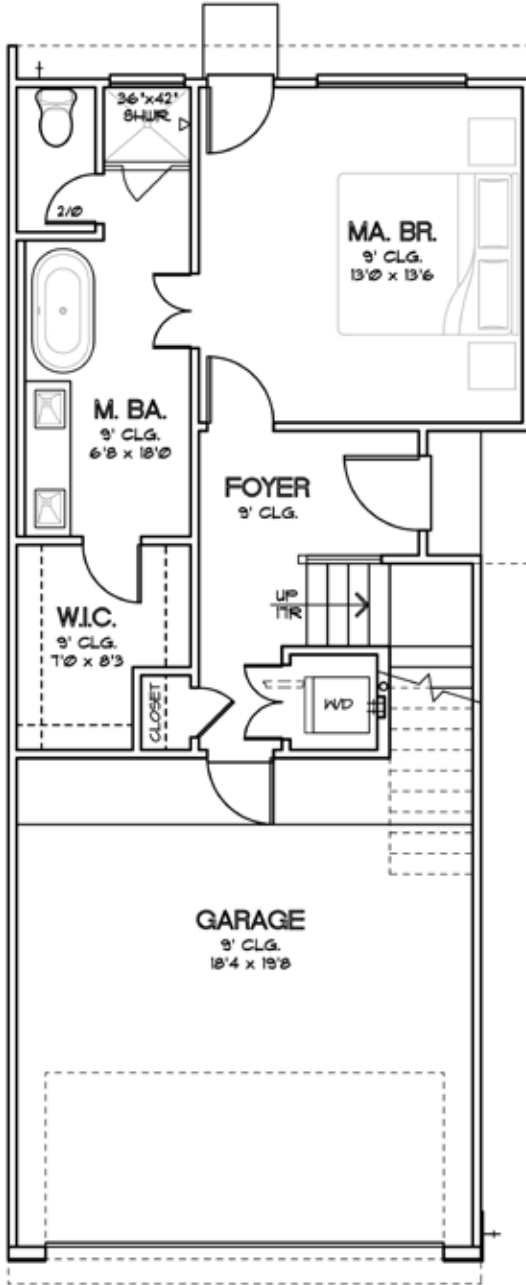
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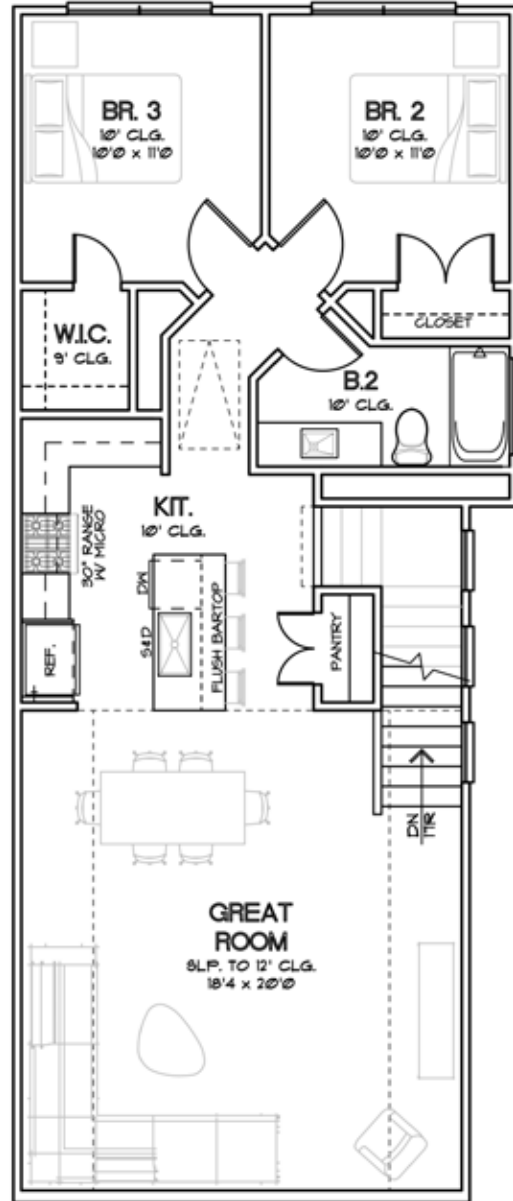


CITY HOMES
CHOICE

KOLBE PARK
THE AGAVE
1,488 SQ.FT.



FIRST FLOOR



SECOND FLOOR

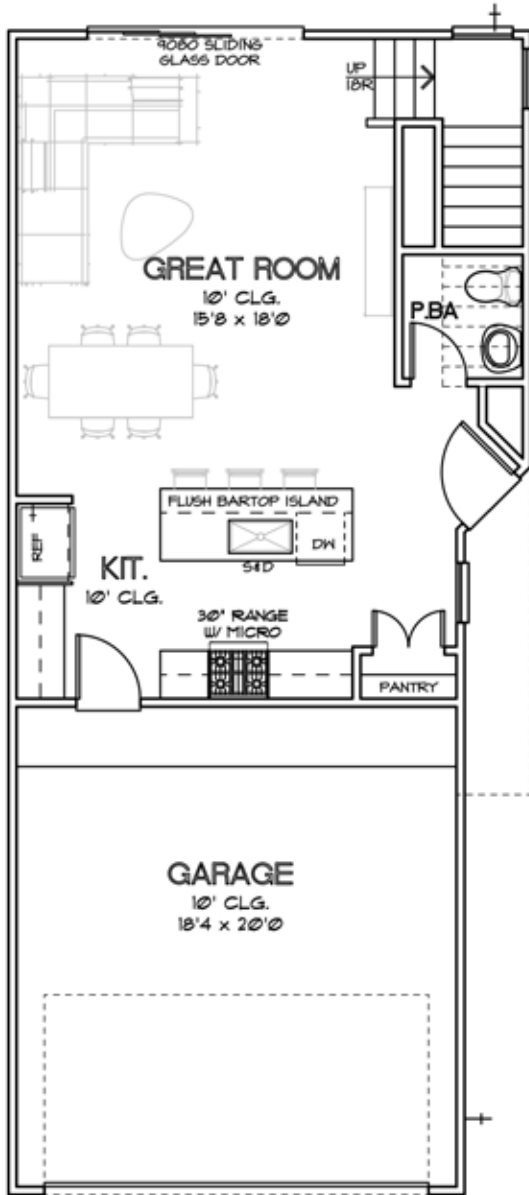
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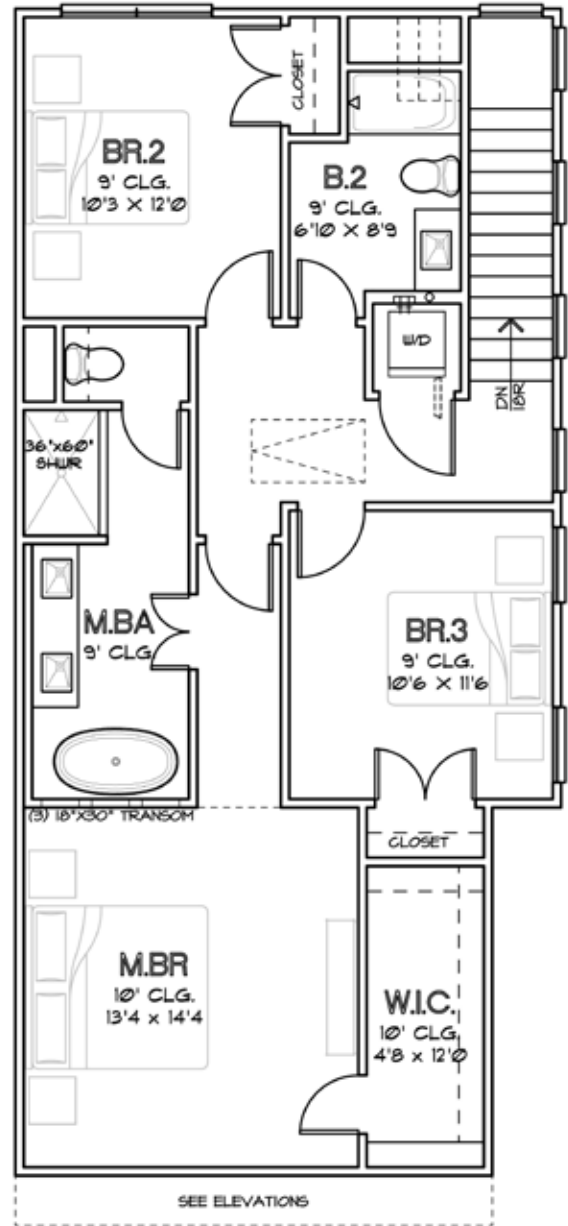


CITY HOMES
CHOICE

KOLBE PARK
THE ACACIA
1,504 SQ.FT.

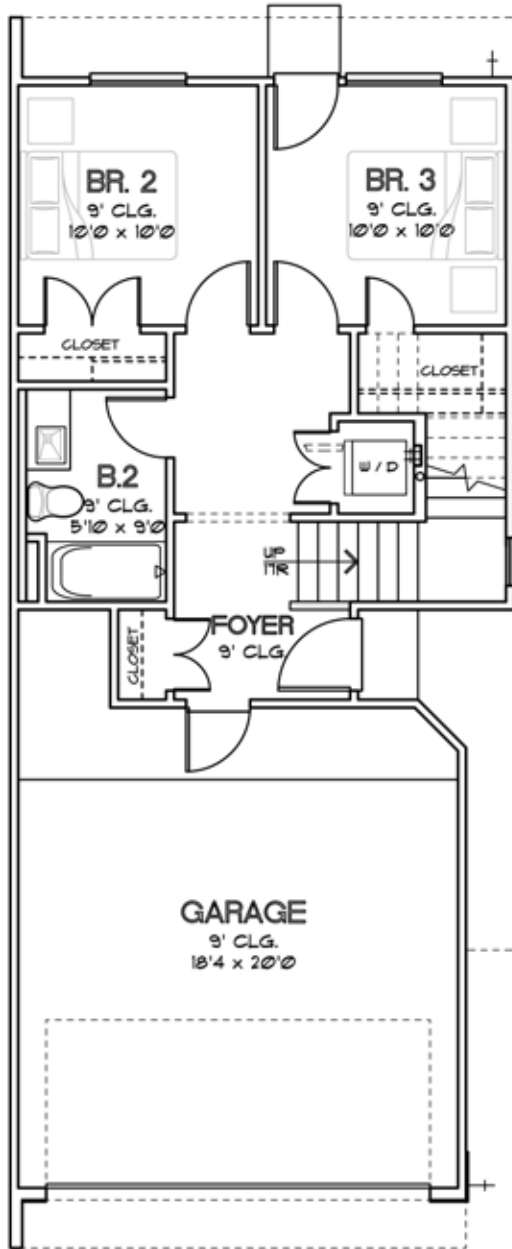


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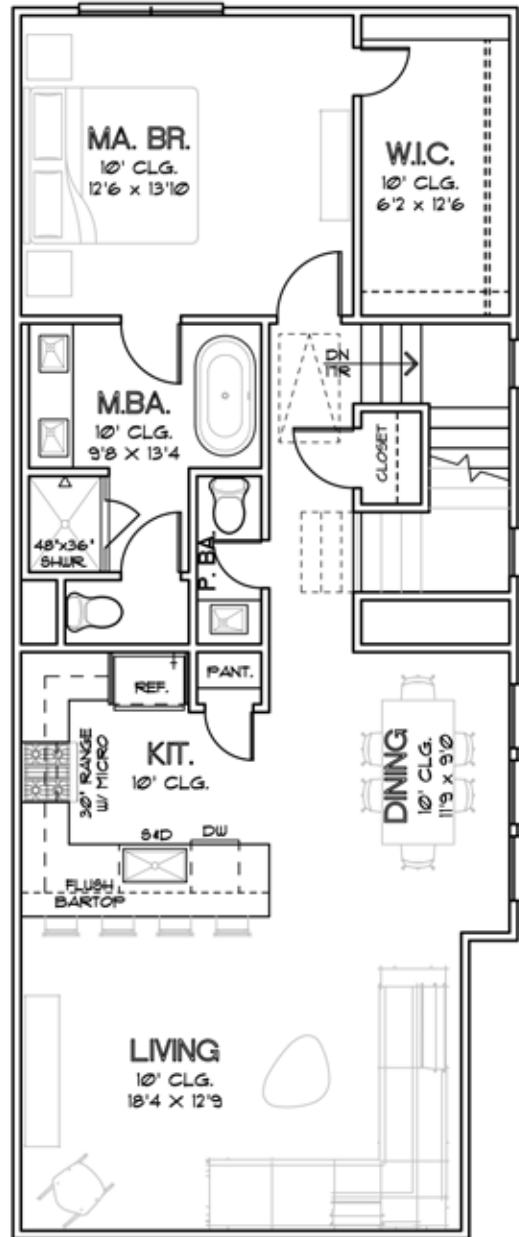


CHOICE IS THE ULTIMATE LUXURY



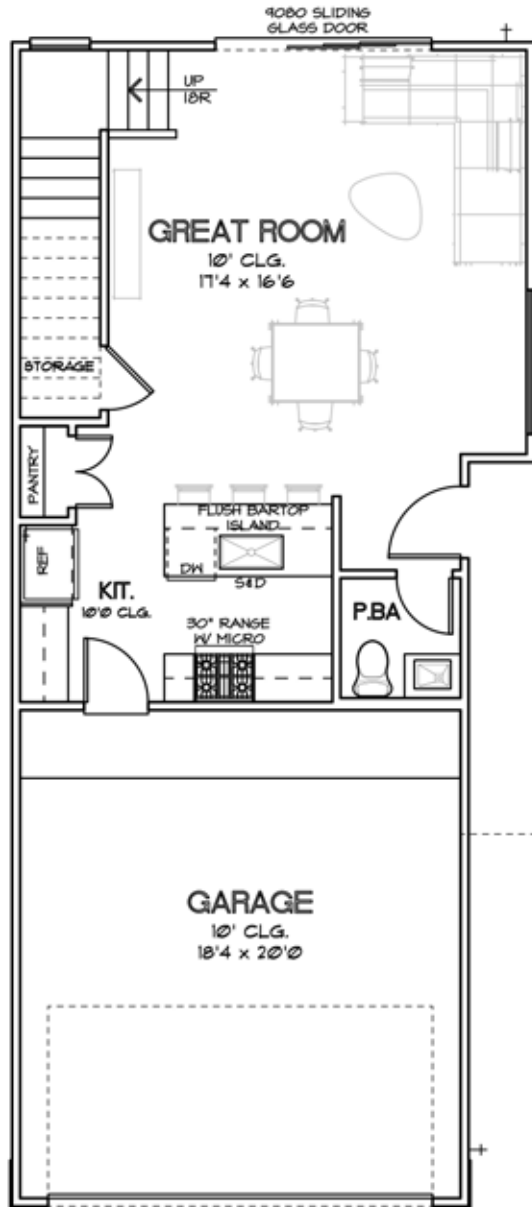


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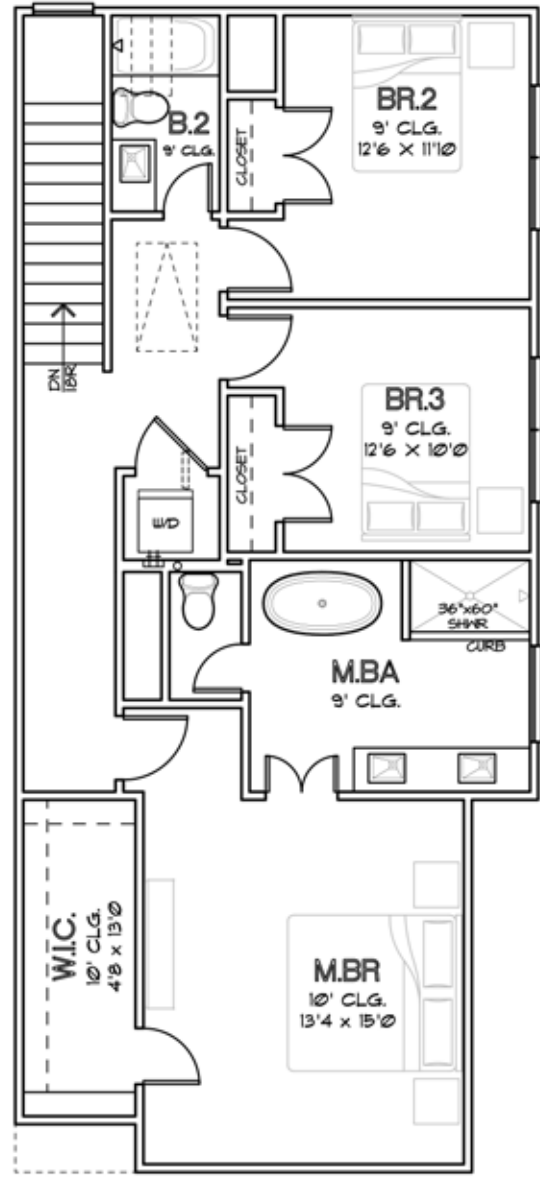


SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



FIRST FLOOR



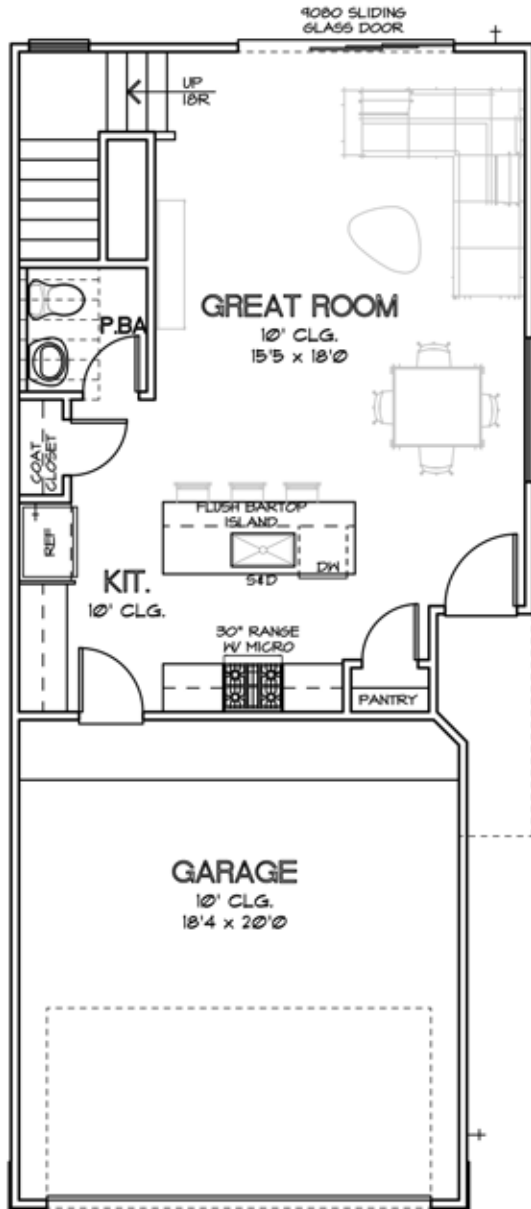
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

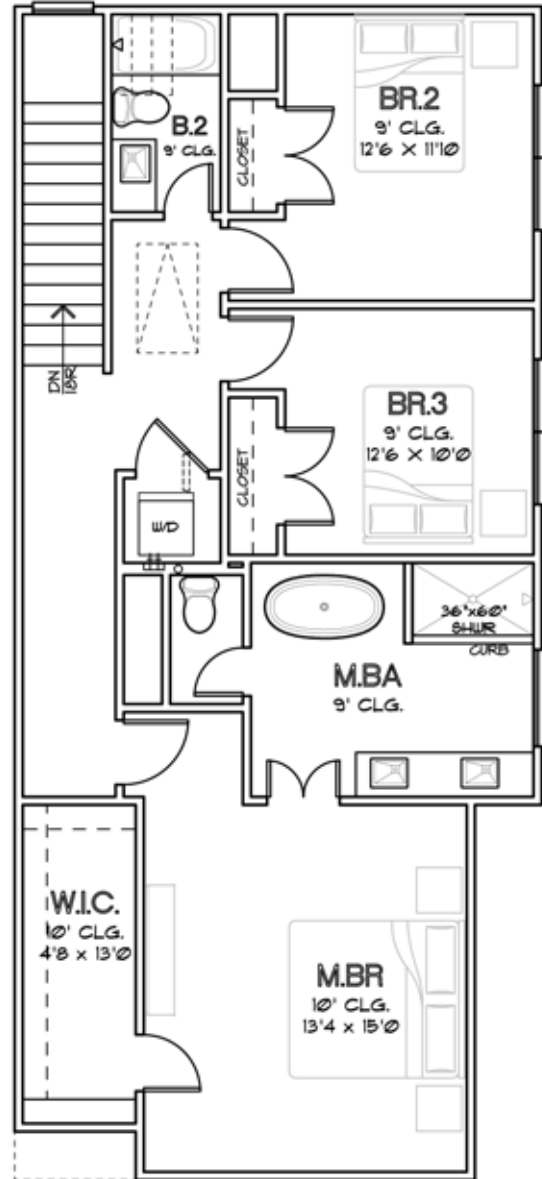


CITY HOMES
CHOICE

KOLBE PARK
THE HAWTHORNE
1,542 SQ.FT.



FIRST FLOOR



SECOND FLOOR

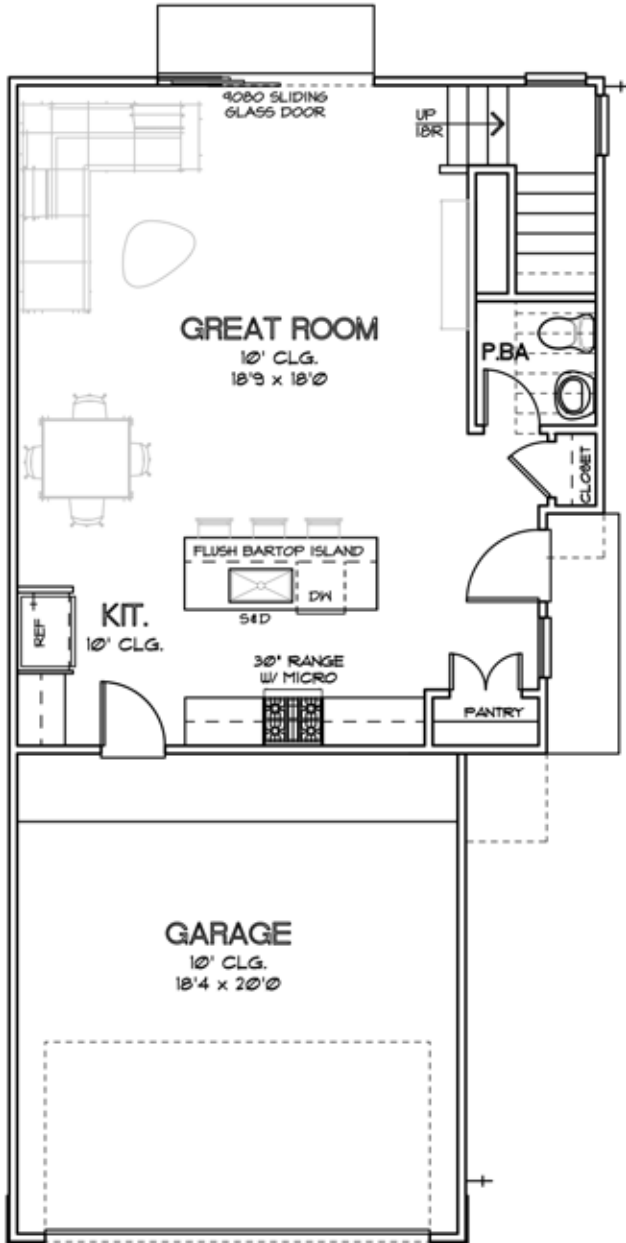
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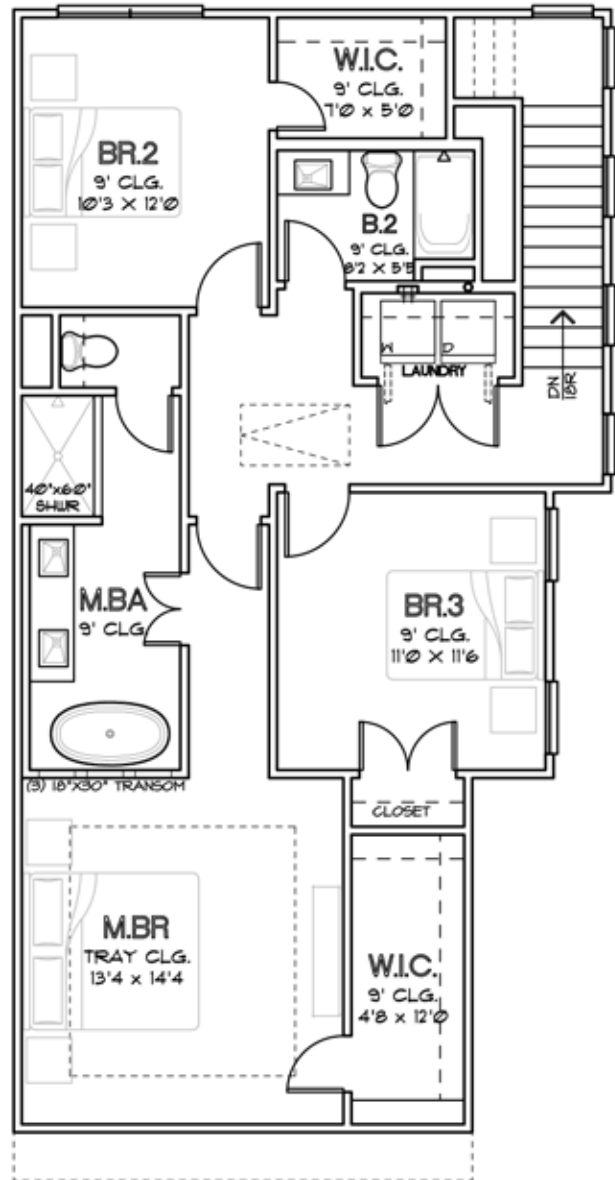


CITY HOMES
CHOICE

KOLBE PARK
THE SYCAMORE
1,641 SQ.FT.



FIRST FLOOR



SECOND FLOOR

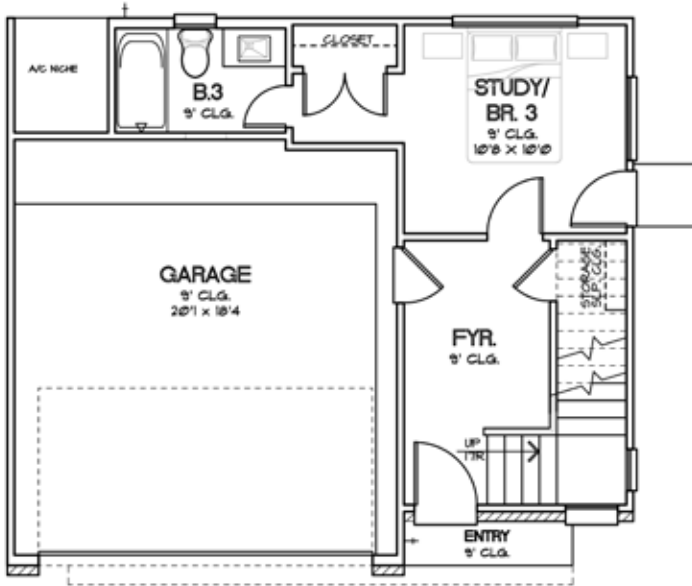
CHOICE IS THE ULTIMATE LUXURY



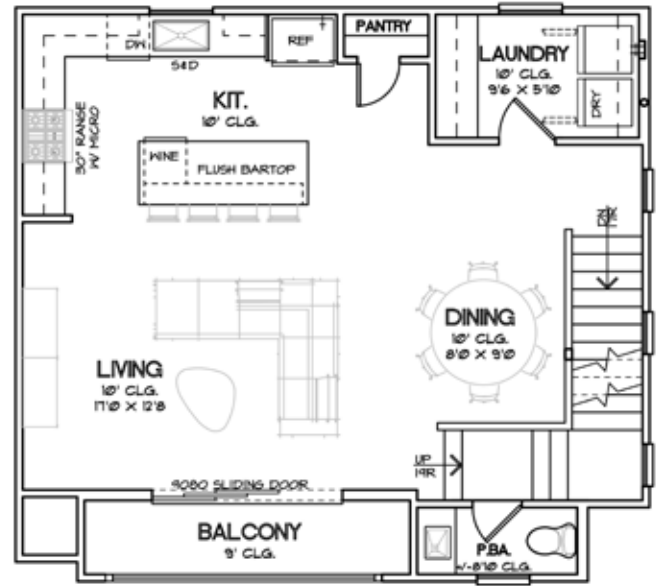


CITY HOMES
CHOICE

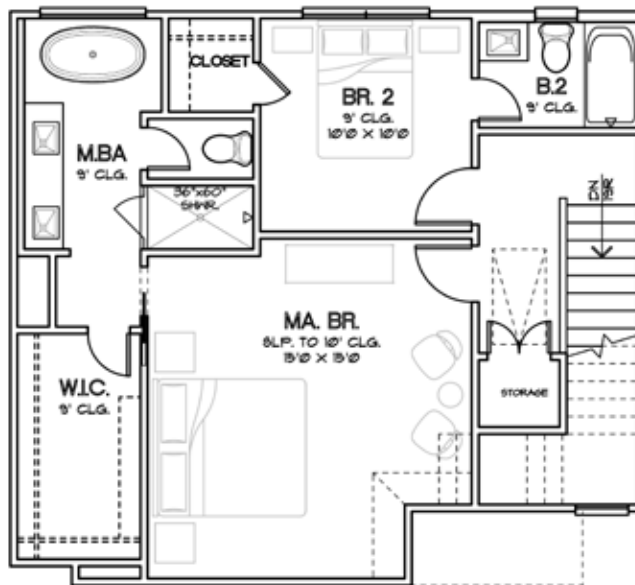
KOLBE PARK
THE ASPEN
1,817 SQ.FT.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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**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

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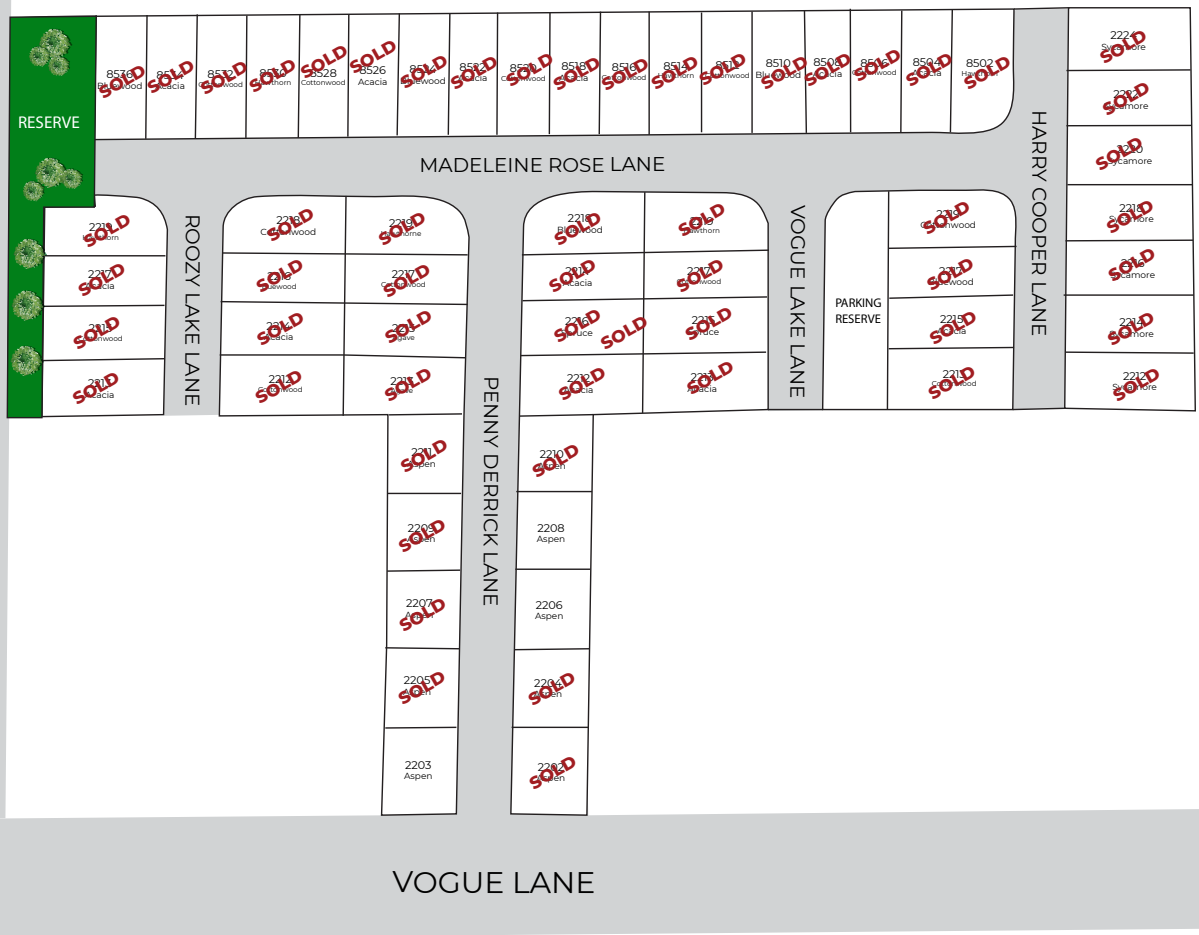


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SITE PLAN

KOLBE PARK



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