



# KOLBE SQUARE

A new community in Spring Branch

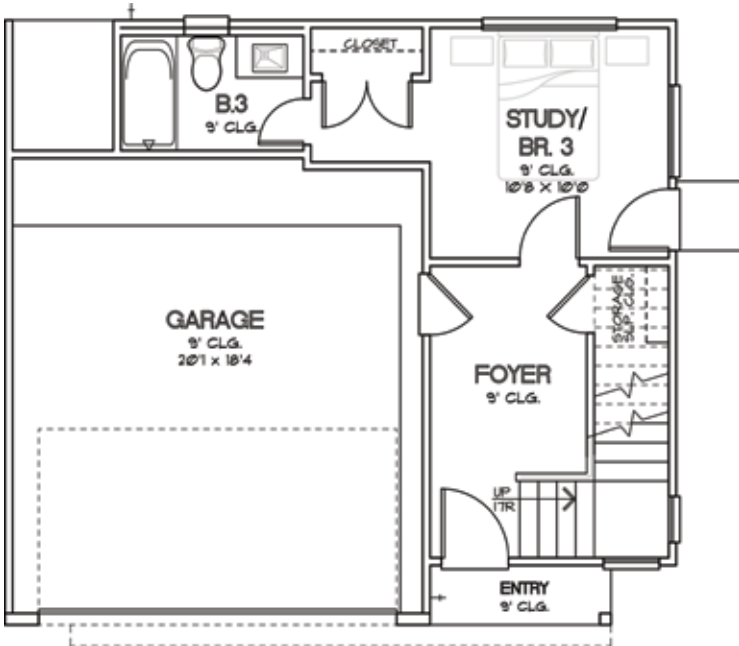


To learn more about this community, please contact:

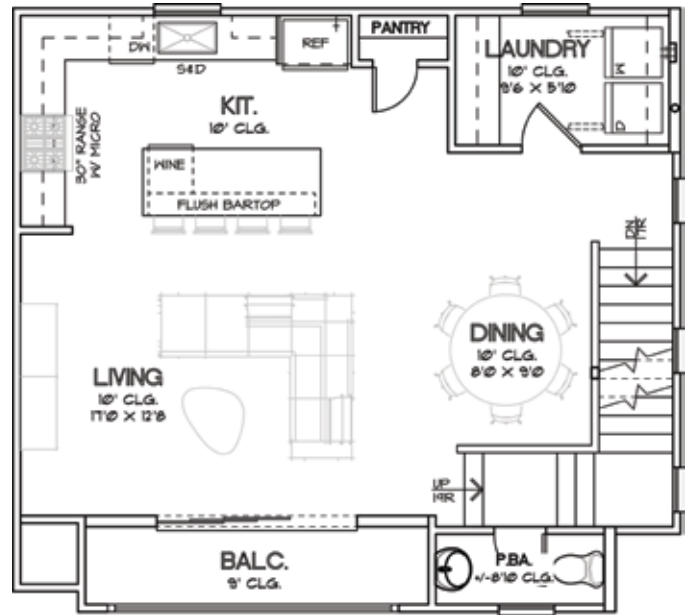
**Michael Afshari** | 832.875.3252  
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CHOICE IS THE ULTIMATE LUXURY

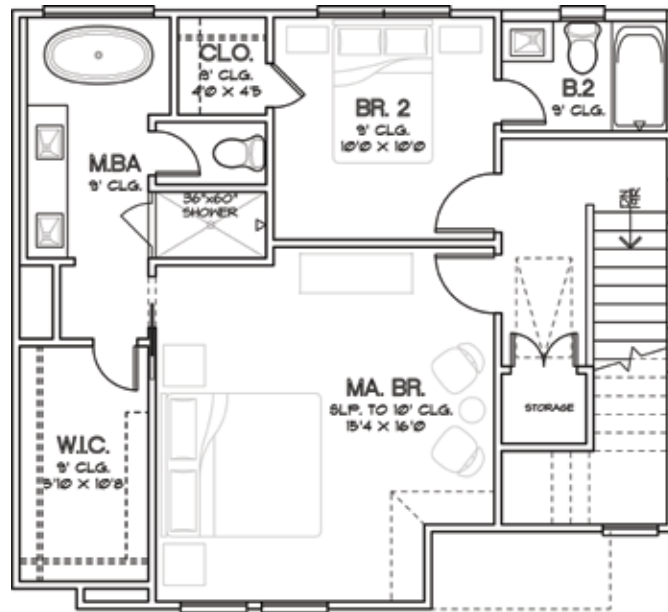




FIRST FLOOR



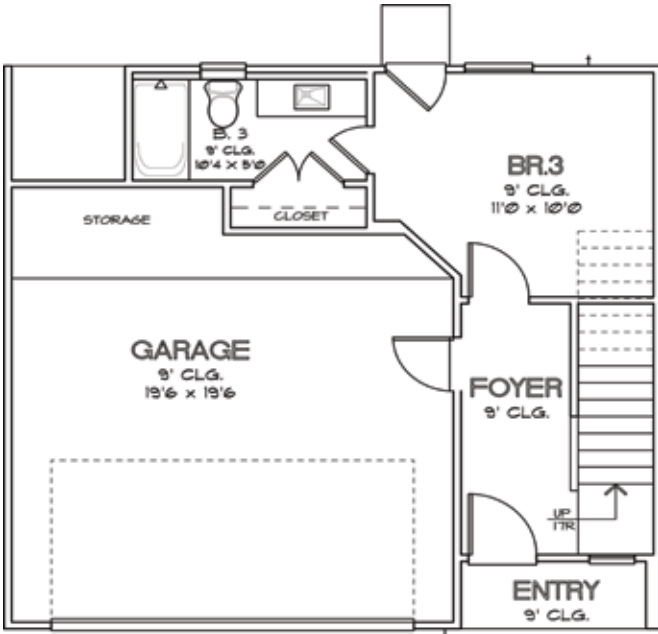
SECOND FLOOR



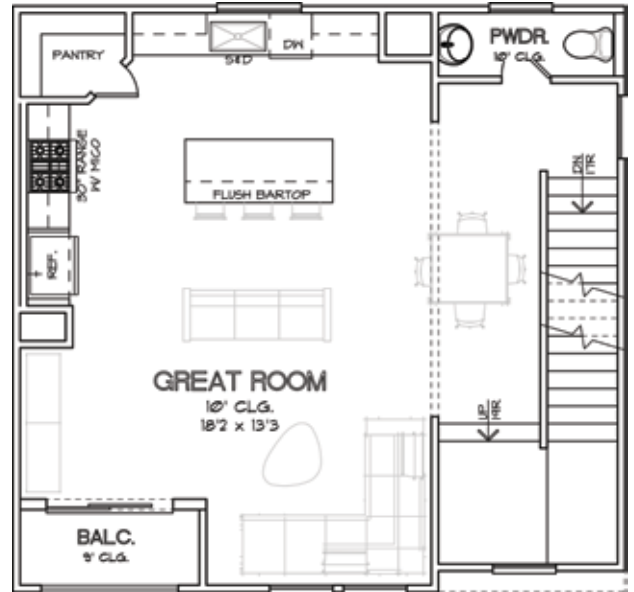
THIRD FLOOR

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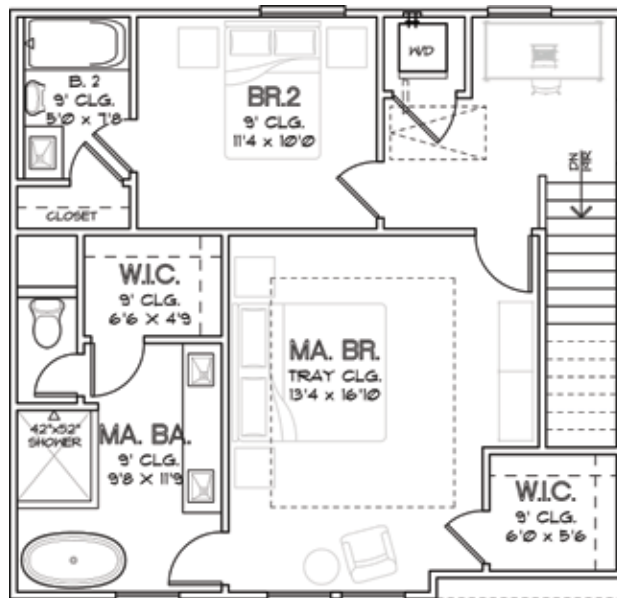




FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

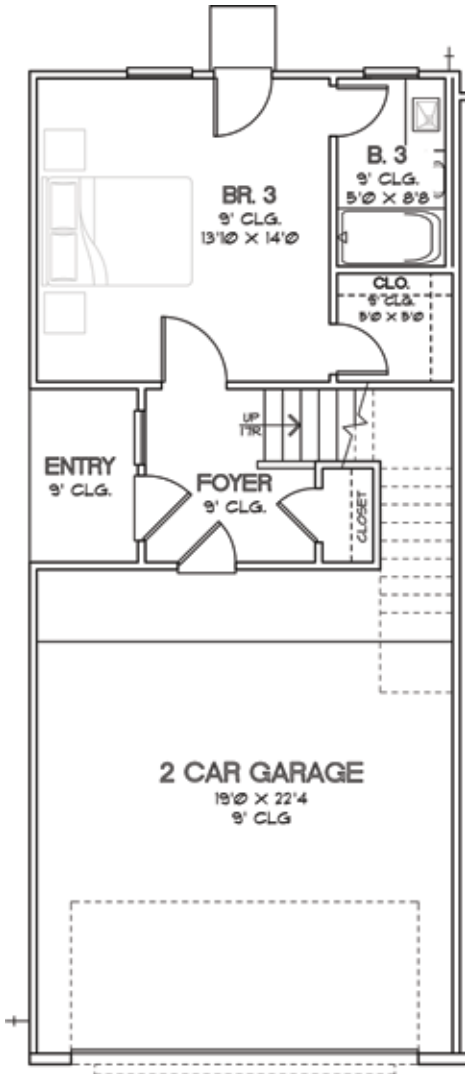
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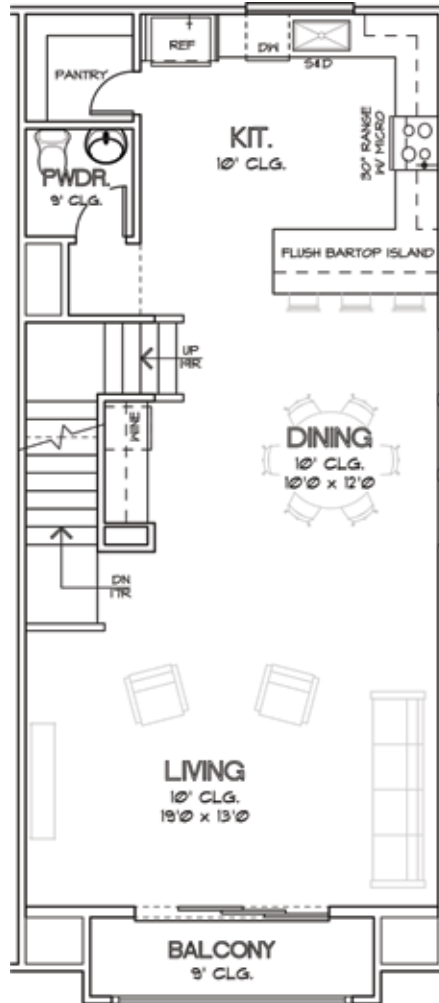


CITY HOMES  
CHOICE

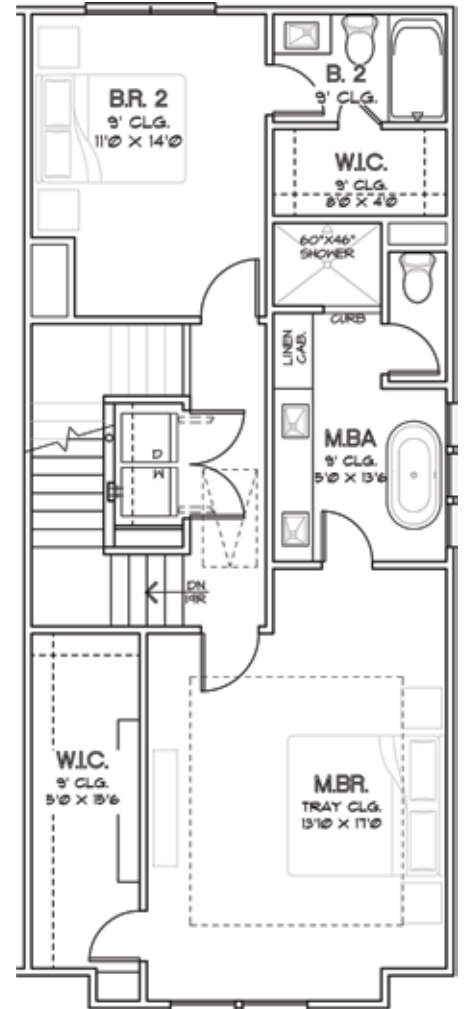
KOLBE SQUARE  
PLAN 2130



FIRST FLOOR



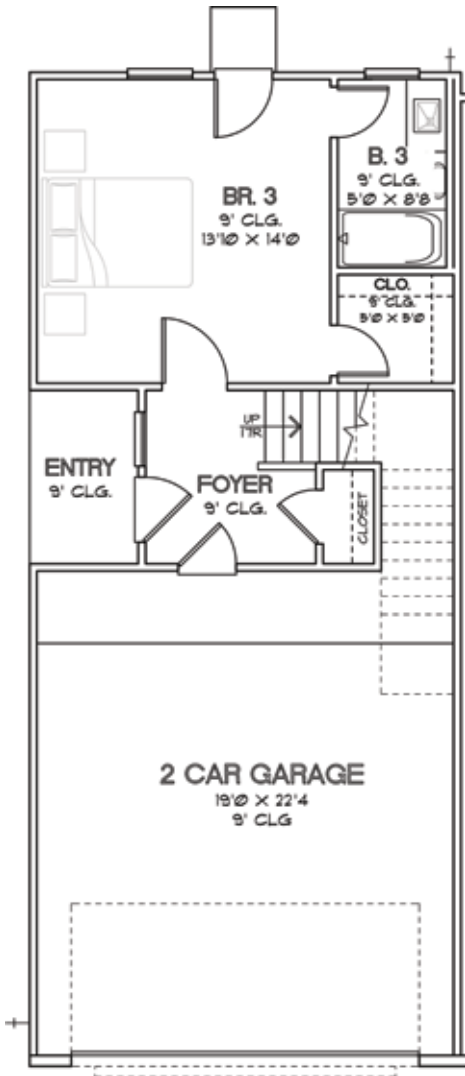
SECOND FLOOR



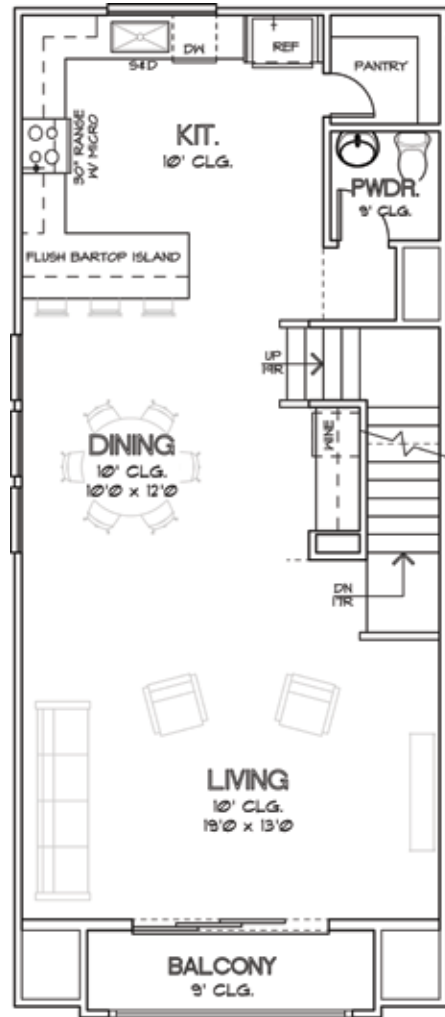
THIRD FLOOR

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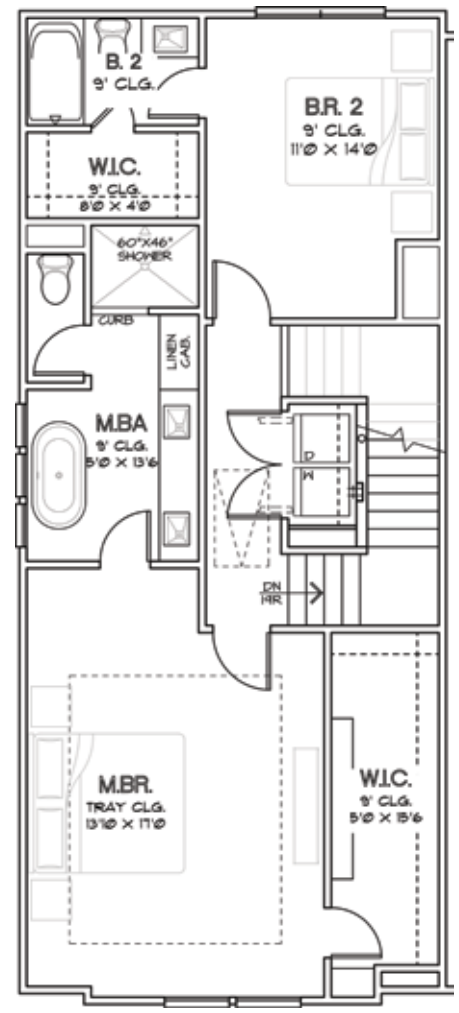




FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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# KOLBE SQUARE

## 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

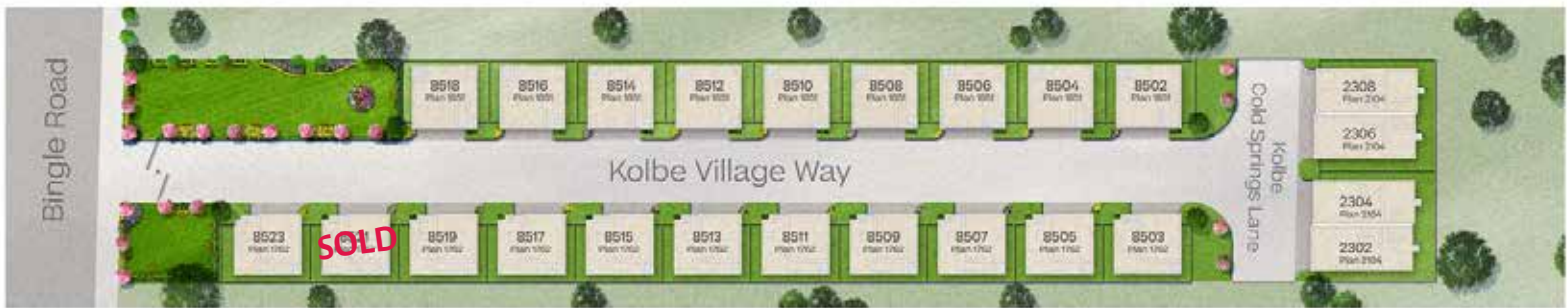
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SITE PLAN



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