CITY HOMES CHOICE

PALISADES PARK

A community of Two & Three Level Residences in Timbergrove

SECTION 5 NOW OPEN

BUY NOW SAVE BIG

CITY HOMES CHOICE

To learn more about this community, please contact:

Shaylee Anaya | 713.575.8000

sanaya@citychoicegroup.com

CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

BUY NOW SAVE BIG

PALISADES PARK
QUICK MOVE-IN HOMES

PRICES ARE FALLING! Now is the perfect time to make your move with new lower prices on select City Choice Homes.

6350 Paddington Bend
$449,900

3 beds | 3.5 baths | 2 car garage
1,819 sq. ft.

6332 Paddington Bend
$449,900

3 beds | 3.5 baths | 2 car garage
1,808 sq. ft.

6342 Paddington Bend
$454,900

3 beds | 3.5 baths | 2 car garage
1,802 sq. ft.

6344 Paddington Bend
$454,900

3 beds | 3.5 baths | 2 car garage
1,876 sq. ft.

6346 Paddington Bend
$444,900

3 beds | 3.5 baths | 2 car garage
1,792 sq. ft.

6348 Paddington Bend
$454,900

3 beds | 3.5 baths | 2 car garage
1,884 sq. ft.

6352 Paddington Bend
$499,900

3 beds | 3.5 baths | 2 car garage
2,390 sq. ft.

To learn more about this community, please contact:

Shaylee Anaya | 713.575.8000
sanaya@citychoicegroup.com

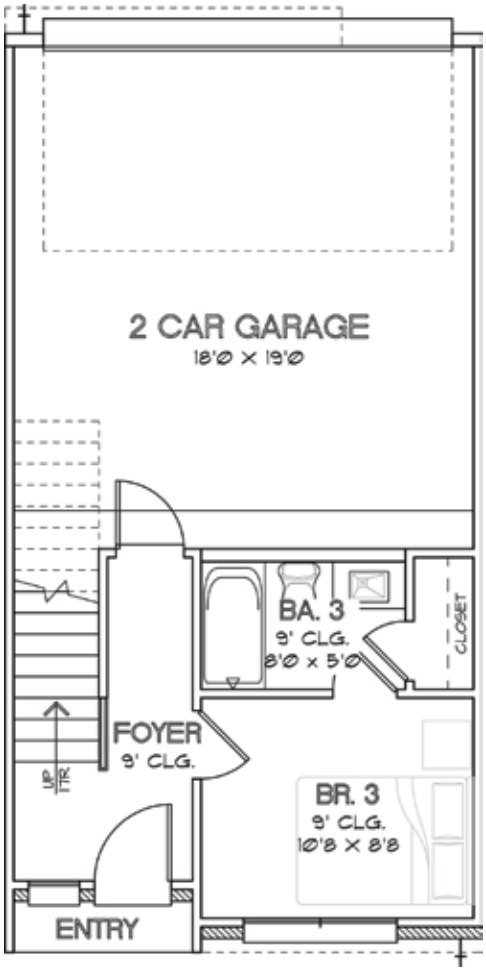
CHOICE IS THE ULTIMATE LUXURY

10-9-26. All square footage and pricing subject to change without notice. All dimensions are approximate. See a Sales Consultant for details.

CITY HOMES CHOICE

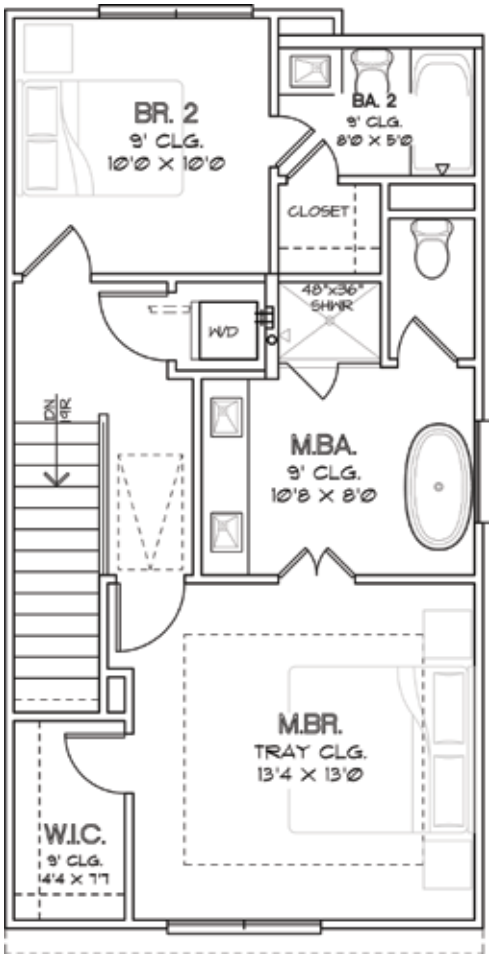
PALISADES PARK

1,601 SQ.FT.



FIRST FLOOR

SECOND FLOOR



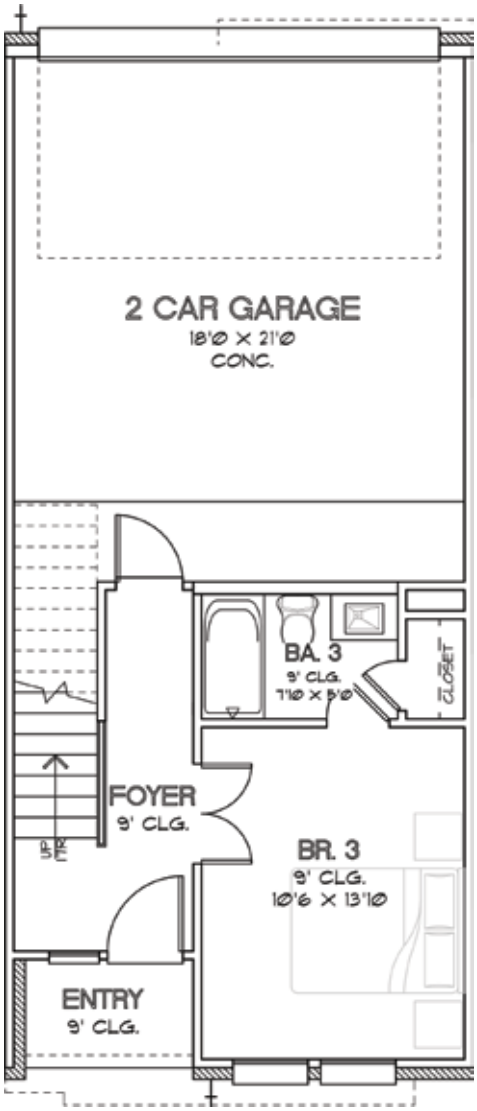
THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

PALISADES PARK

1,792 SQ.FT.



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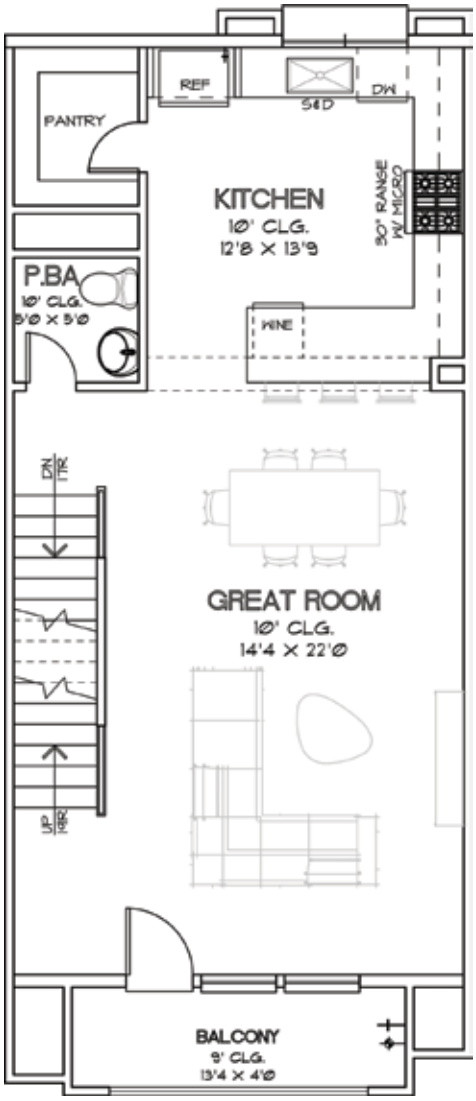

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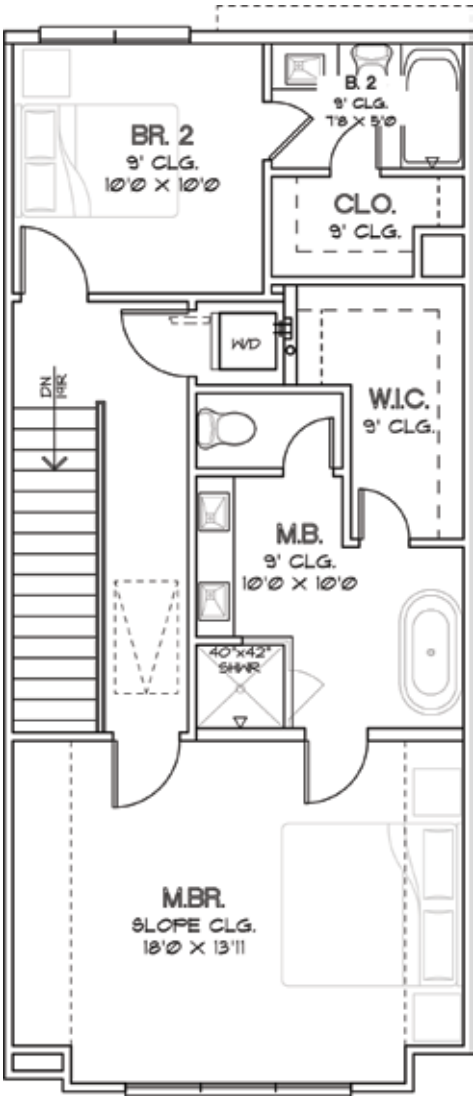

THIRD FLOOR

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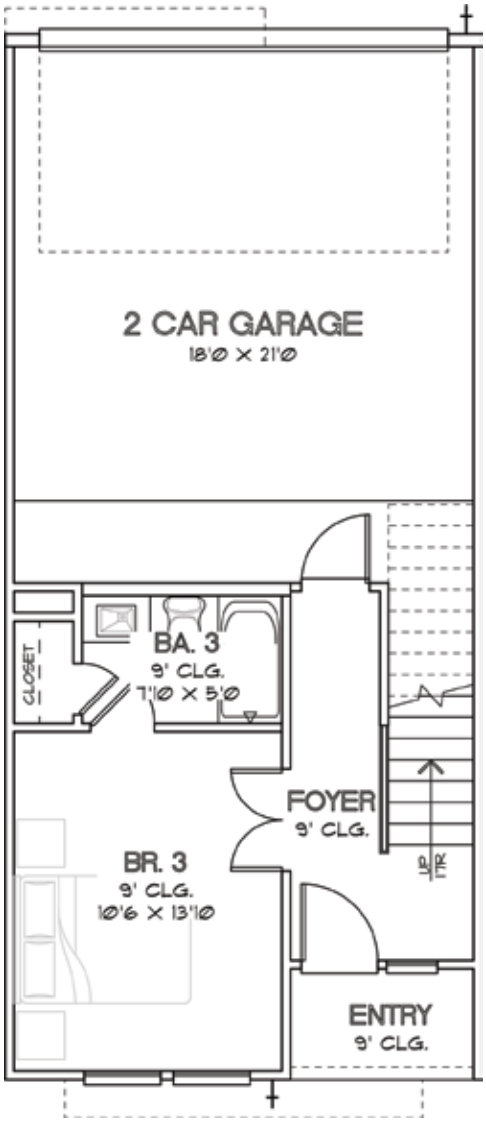
CITY HOMES CHOICE

PALISADES PARK

1,802 SQ.FT.



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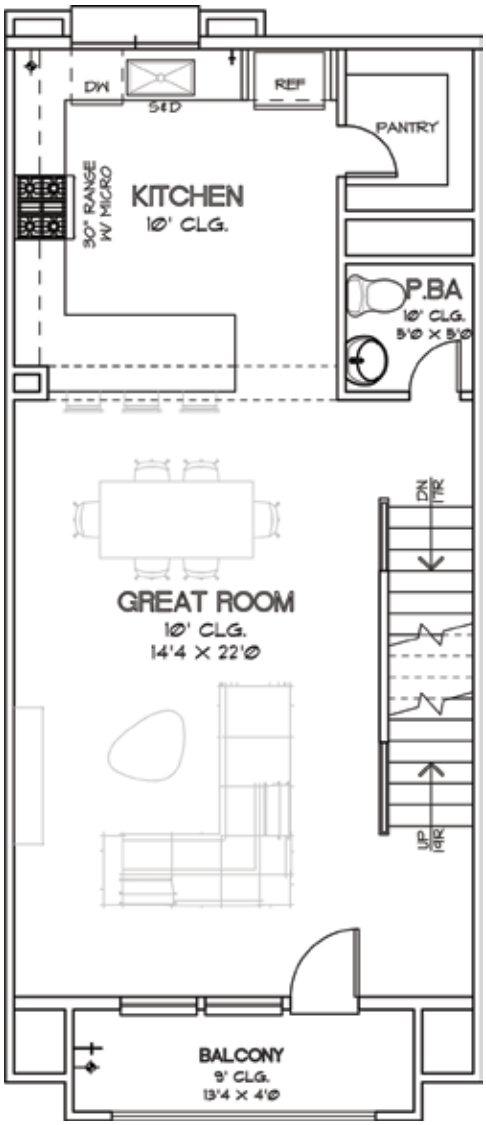

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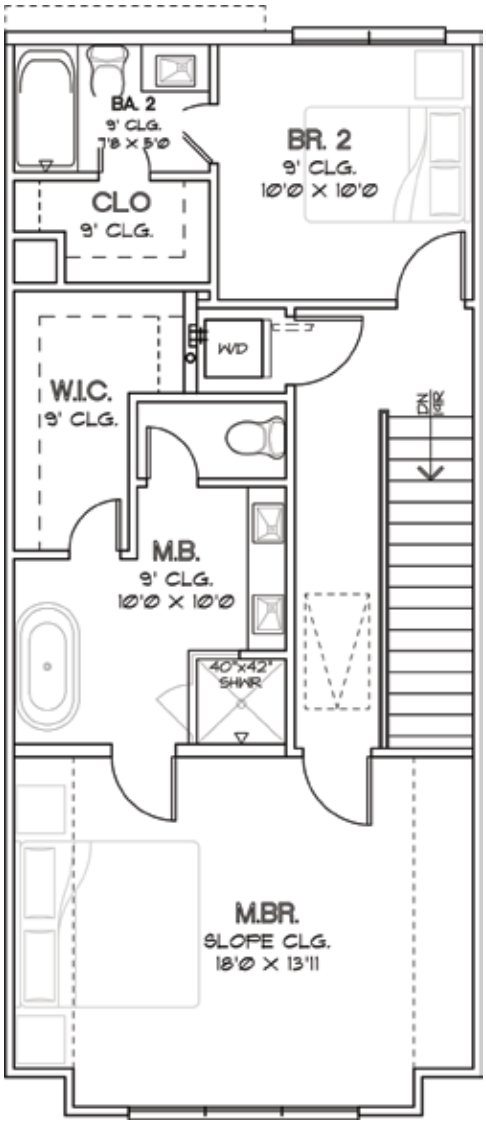

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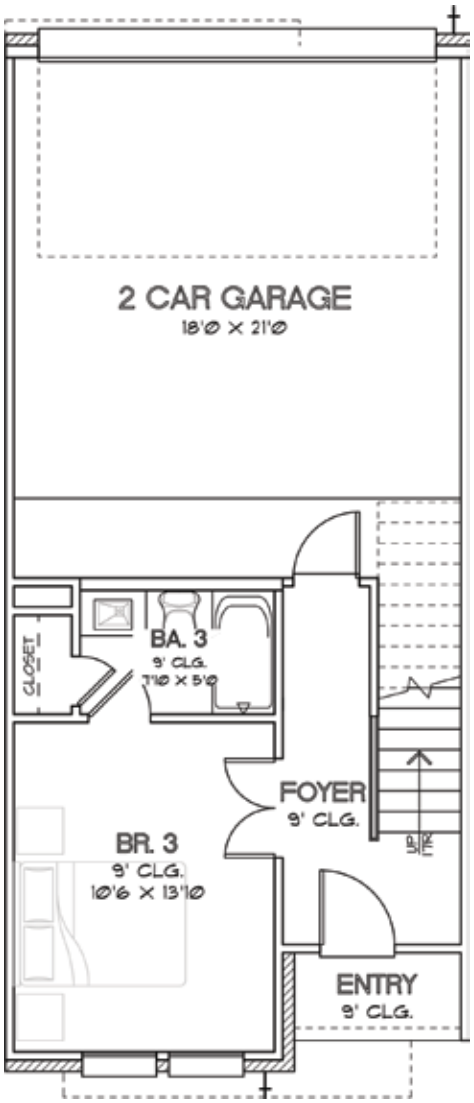
PALISADES PARK

1,808 SQ.FT.



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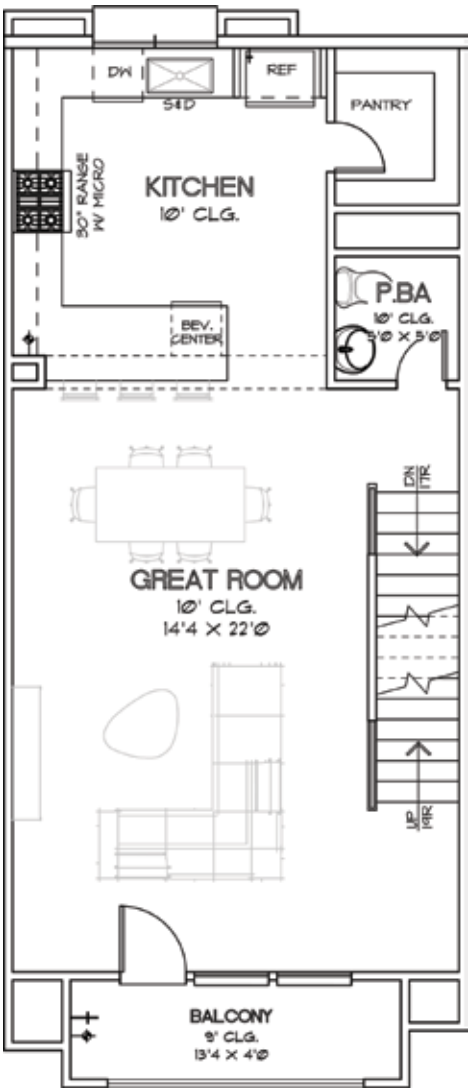

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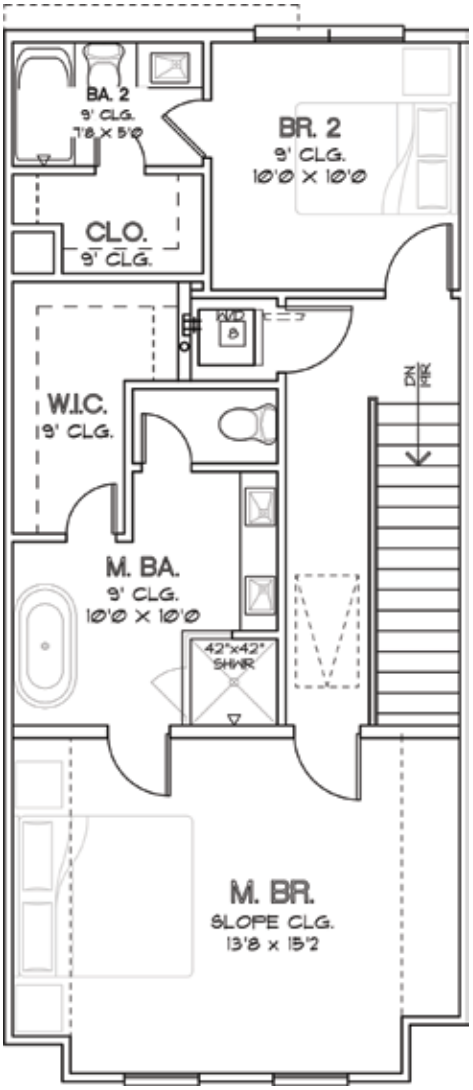

THIRD FLOOR

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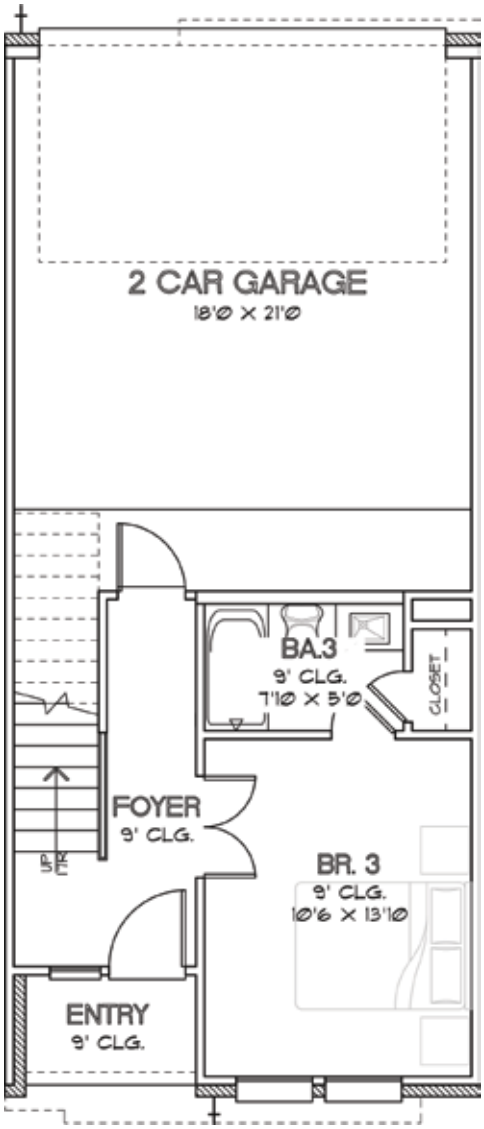
CITY HOMES CHOICE

PALISADES PARK

1,809 SQ.FT.



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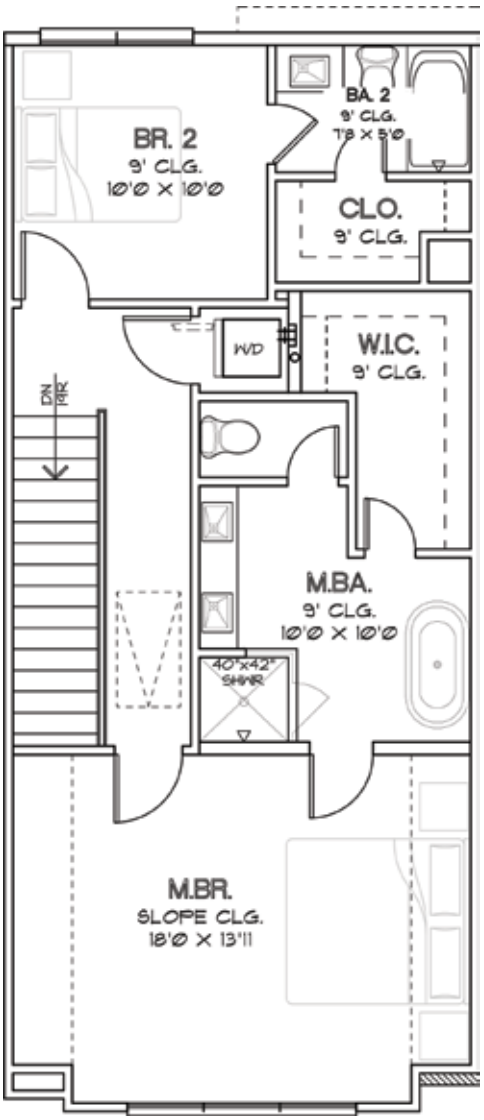
SECOND FLOOR



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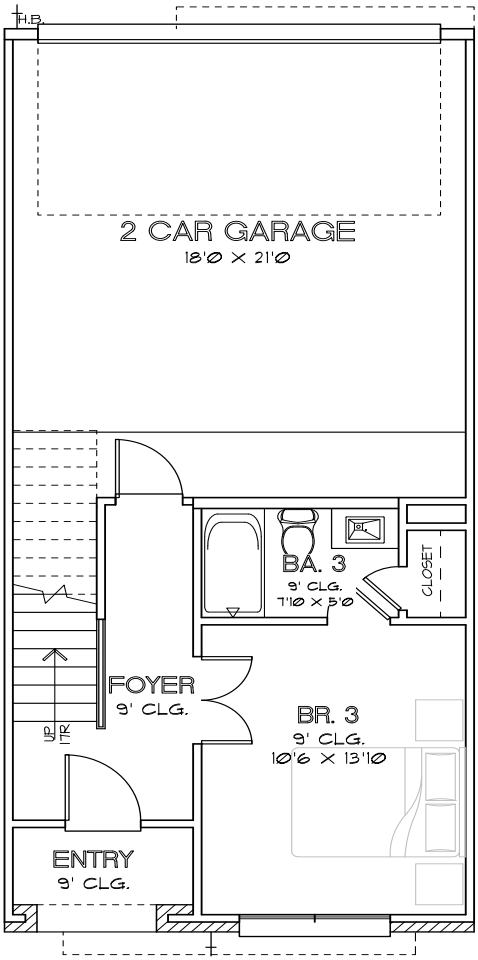
CITY HOMES CHOICE

PALISADES PARK

1,819 SQ.FT.



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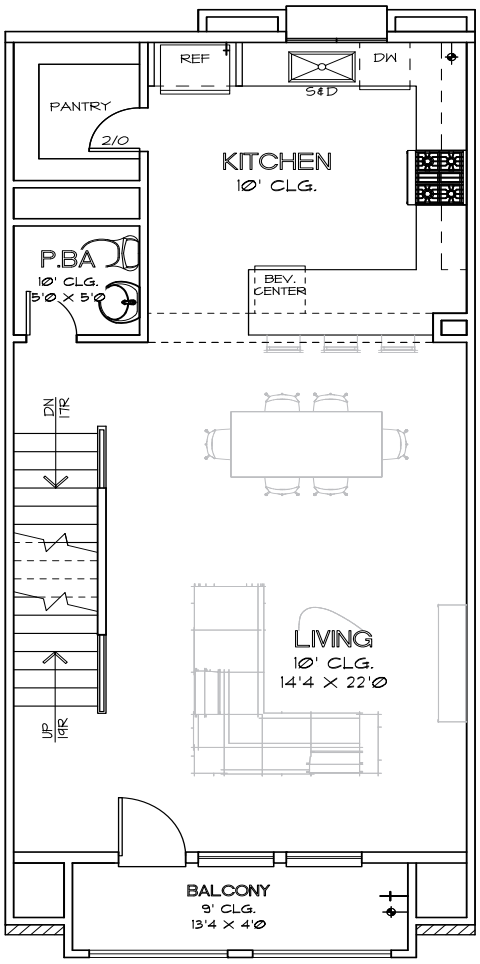

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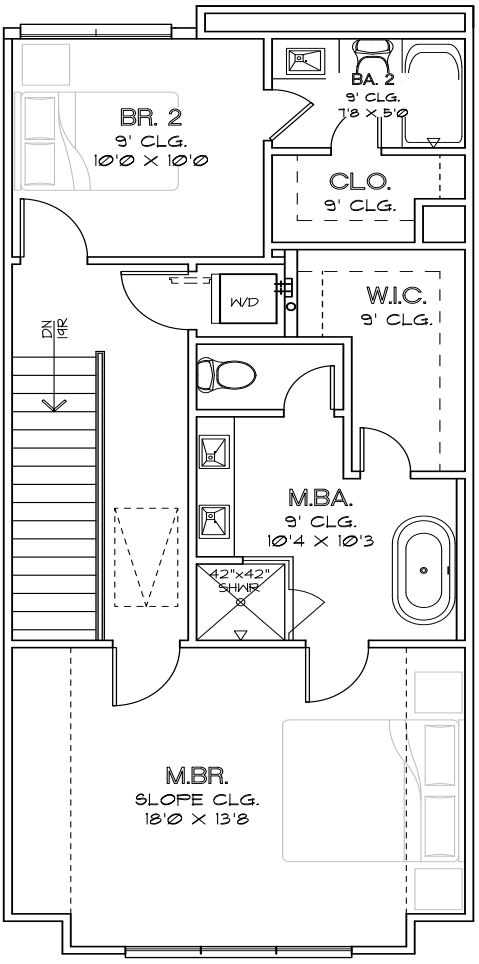

THIRD FLOOR

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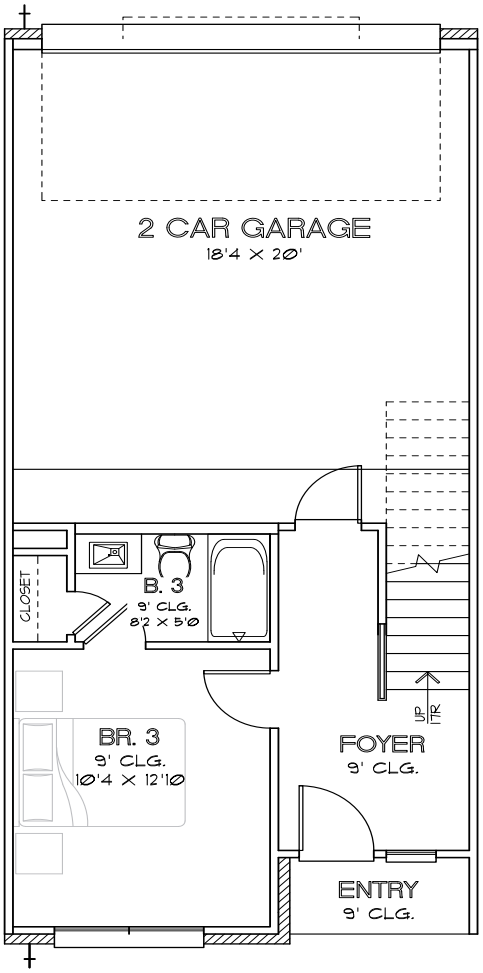
CITY HOMES CHOICE

PALISADES PARK

1,866 SQ.FT.



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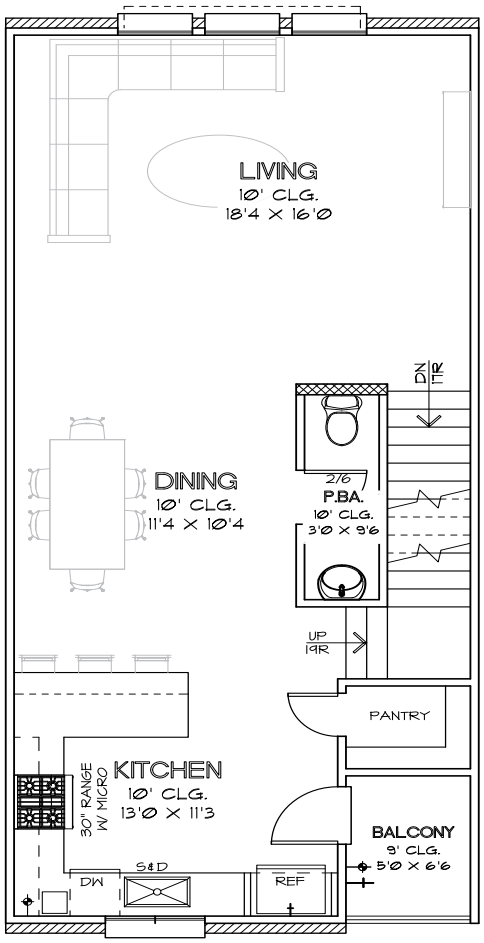

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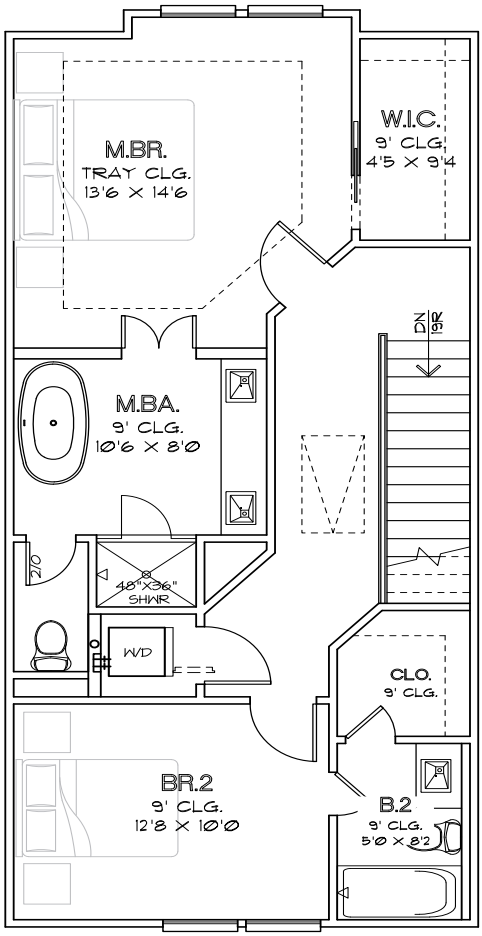

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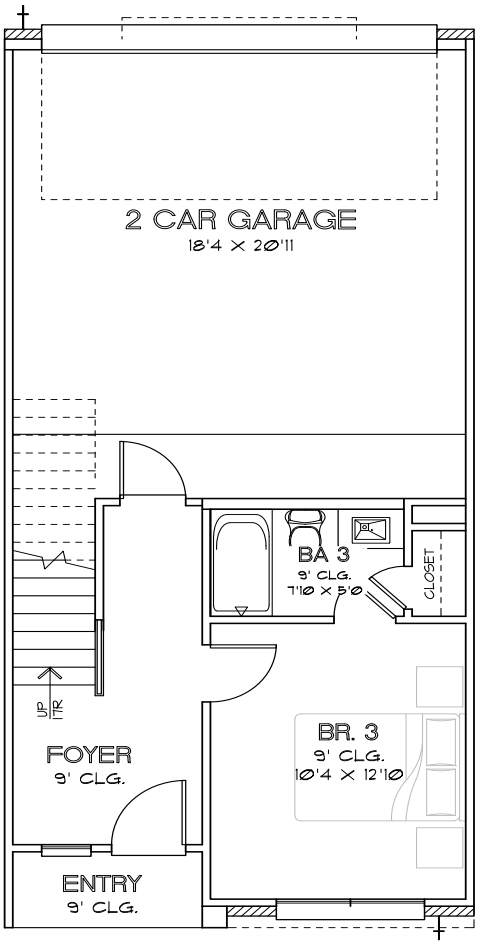
PALISADES PARK

1,869 SQ.FT.



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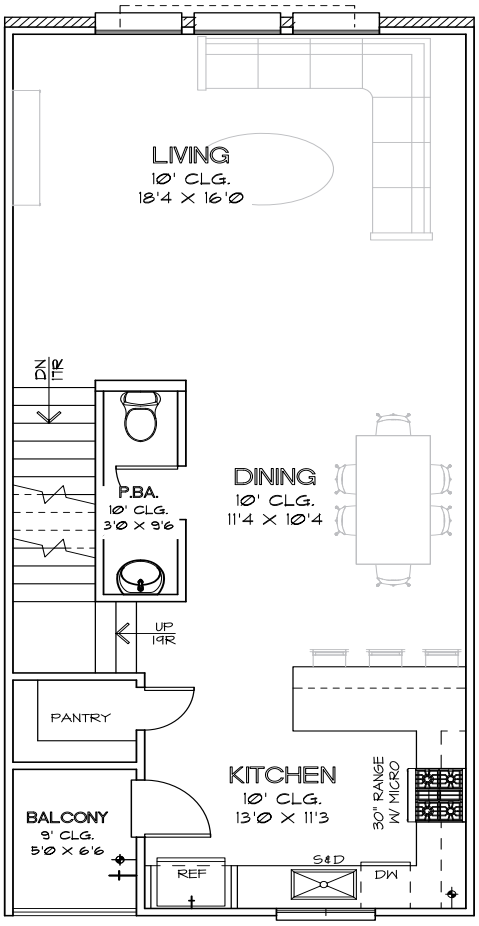

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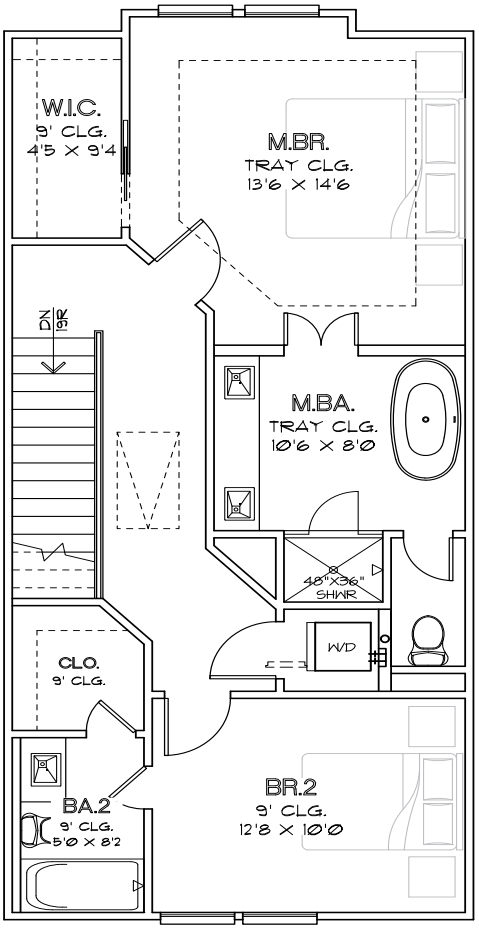

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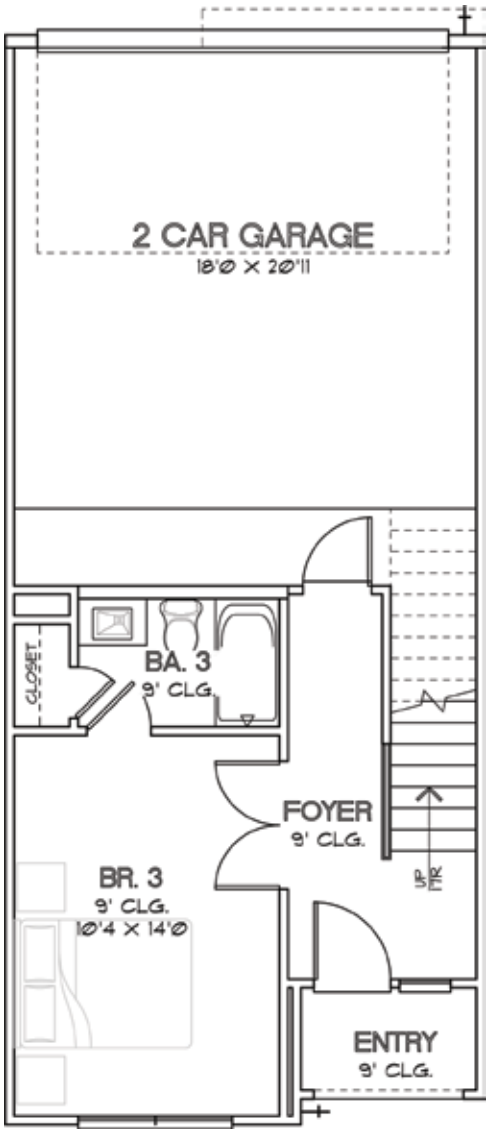
CITY HOMES CHOICE

PALISADES PARK

1,876 SQ.FT.



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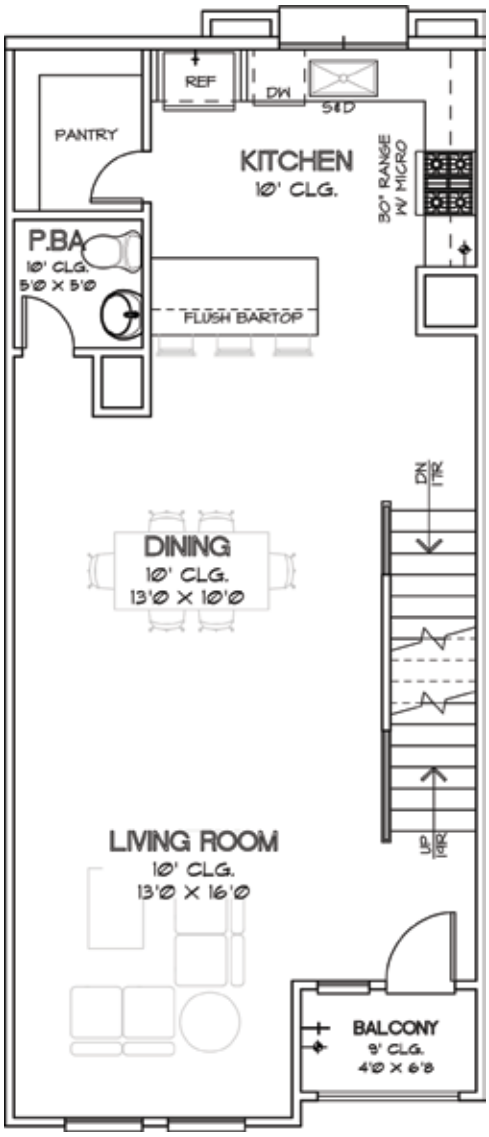

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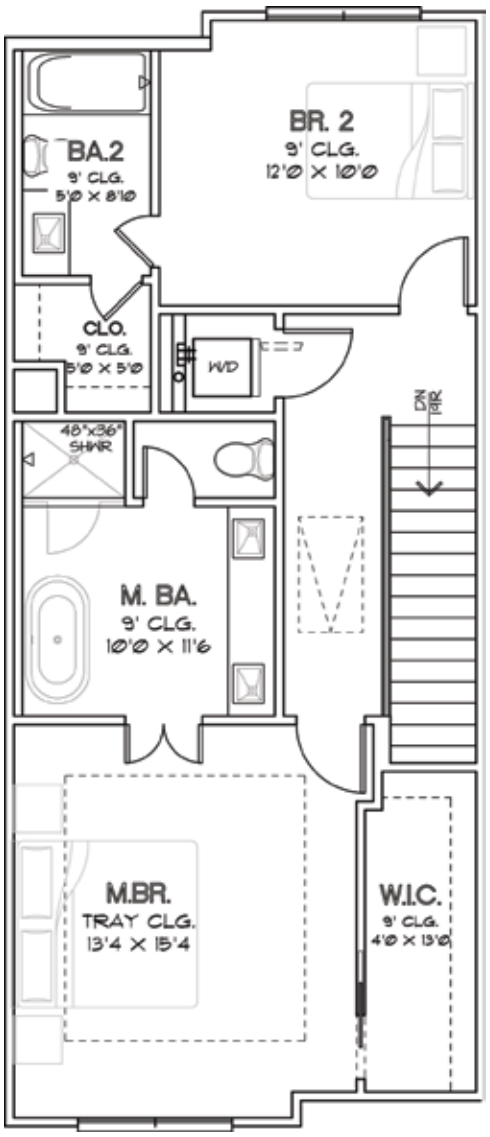

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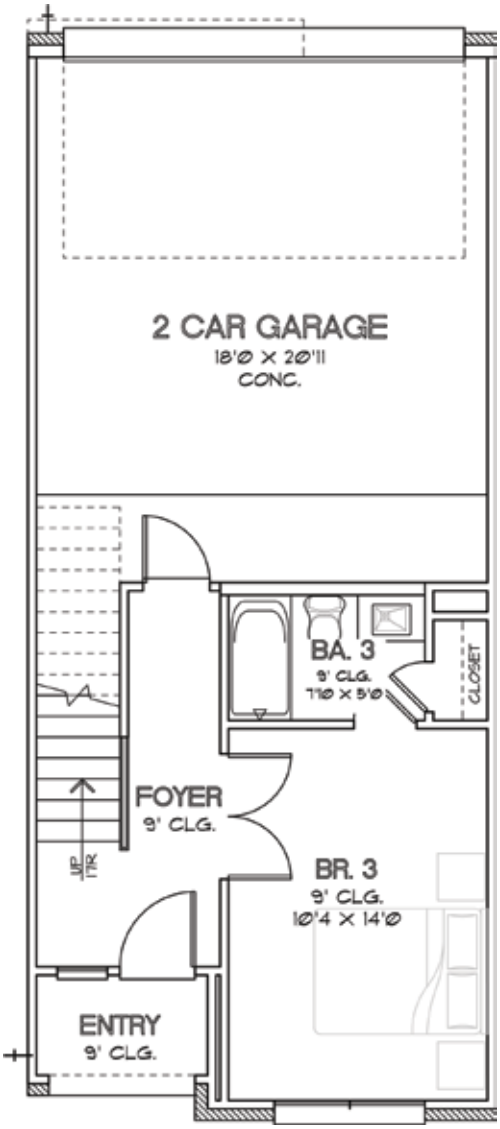
CITY HOMES CHOICE

PALISADES PARK

1,884 SQ.FT.



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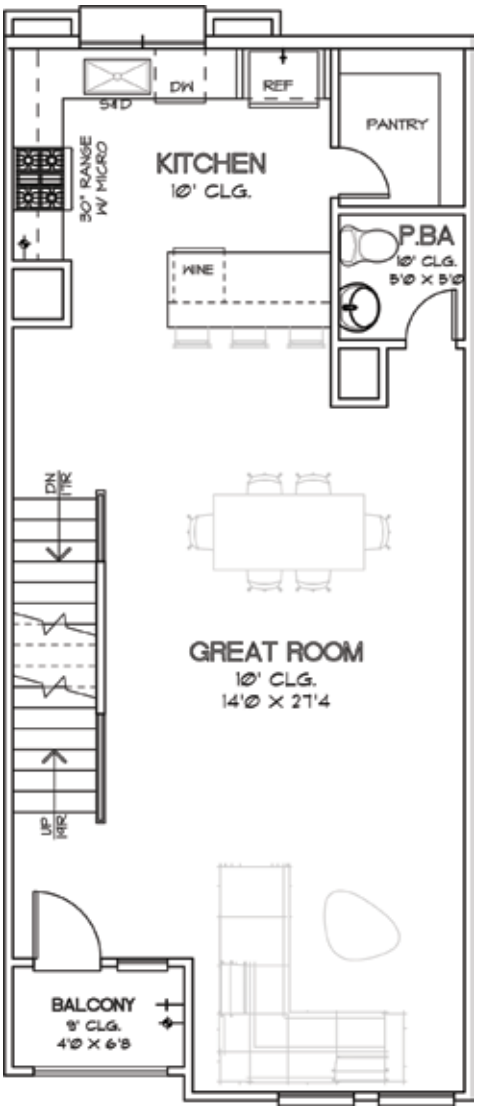

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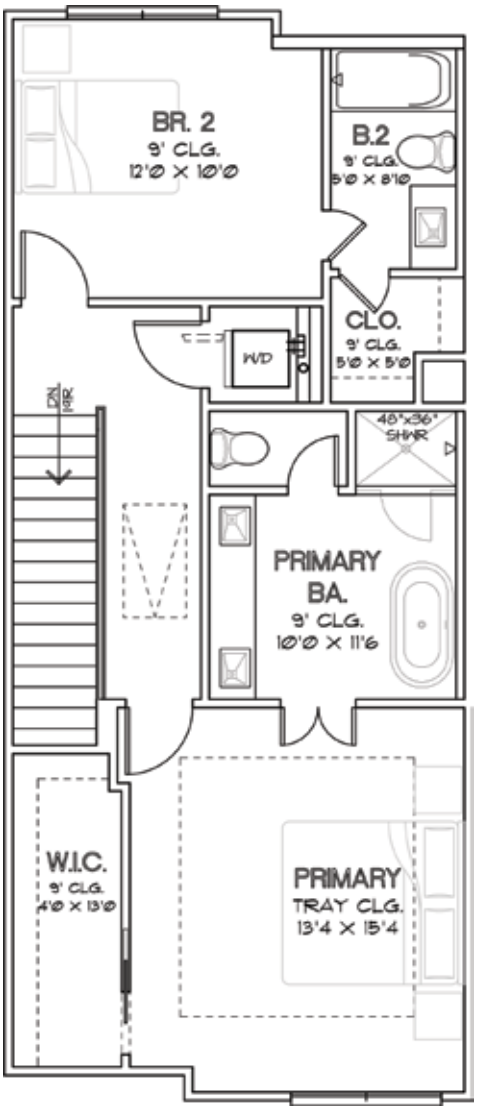


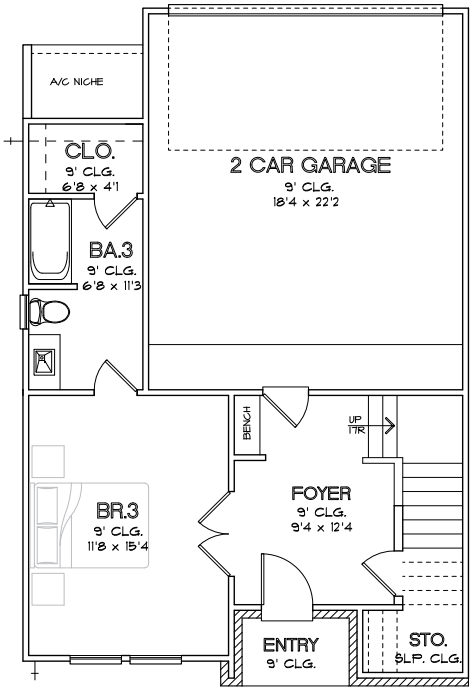
THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

PALISADES PARK

2,390 SQ.FT.



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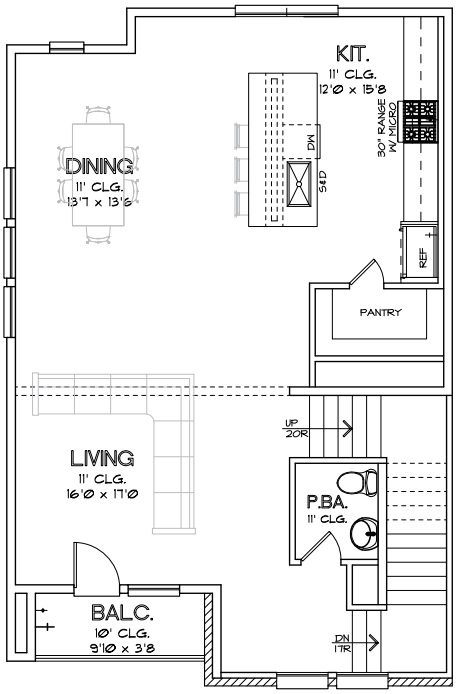

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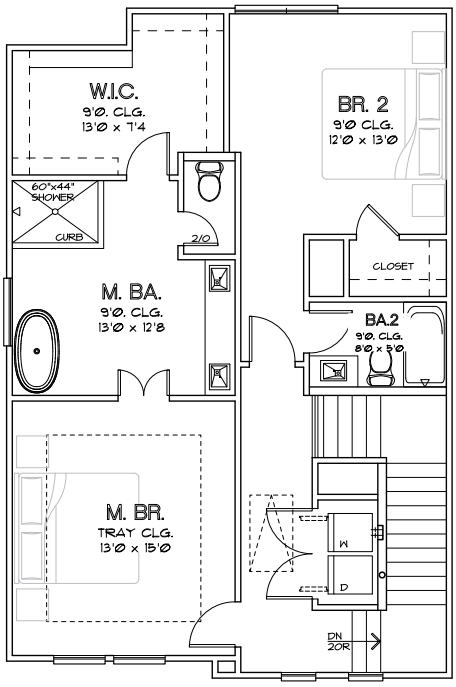

THIRD FLOOR

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CITY HOMES CHOICE

PALISADES PARK

FEATURES & SPECIFICATIONS

FIRST FLOOR (ENTRY WAY, FIRST BEDROOM, FIRST BATHROOM)
- Engineered Swiss Flooring in Entry Hall
- Coat Closet
- First Bedroom with Engineered Swiss Flooring
- Designer Porcelain Floors in Bathroom and Shower
- Quartz Countertops
- Undermounted Sink
- Modern Chrome Plumbing Fixtures
- Laminate Wood Steps up to Second Floor

SECOND FLOOR (KITCHEN, DINING, LIVING ROOM)
- Engineered Swiss Flooring throughout Second Floor
- Laminate Wood Treads
- Quartz Countertops
- Subway Tile Backsplash
- Shaker Cabinetry
- Powder Room with Pedestal Sink

THIRD FLOOR
- Engineered Swiss Flooring in Hallways
- Laminate Wood Treads on Stairs/Risers

Master Bathroom
- Engineered Swiss Flooring
- Designer Porcelain Floors in Bathroom and Shower
- Free-Standing Soaking Tub
- Frameless Glass Shower
- Modern Chrome Plumbing Fixtures
- Undermounted Sink
- Quartz Countertops
- Mirrors
- Shaker Cabinetry

Secondary Bathroom
- Designer Porcelain Flooring and Paneling in Shower
- Quartz Countertops
- Undermounted Sink
- Modern Chrome Plumbing Fixtures
- Shaker Cabinetry

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

Ceiling Heights
- Varies from 9'-12' - See Floor Plan

Exterior
- HardiPlank siding or Hardi Stucco Board
- Sherwin Williams Conflex Elastomeric Coating
- 30-Year Roof Shingle

Air Conditioning and Heating
- 16 SEER System
- Name Brand Condensing Unit
- Name Brand 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

Plumbing
- CPVC Vents and Drain Pipes
- Black Steel Pipes for Gas
- Insulated Exposed Water Lines
- 40-Gallon Water Heater

Insulation

Area:	Material:	R-Value:	Thickness:
Exterior Walls	Batt	R-19	5"
Cold Floors	Batt	R-19	6.25"
Ceilings	Batt	R-19	5"
Attic	Blown	R-38	12"

Appliances
- Dishwasher: Samsung DW80M2020US
- Cooktop: Samsung NX58K3310SS
- Microwave: Samsung ME16K3000AS

Price, plans and specifications are subject to change without notice. Revised 2-6-26

PALISADES PARK

COMMUNITY INFORMATION

Houston Independent School District

Sinclair Elementary School
6410 Grovewood Ln, Houston, TX 77008
(713) 867-5161

Black Middle School
1575 Chantilly Ln, Houston, TX 77018
(713) 613-2505

Waltrip High School
1900 W 34th St, Houston, TX 77018
(713) 688-1361

Tax Information

2.13% (2025)

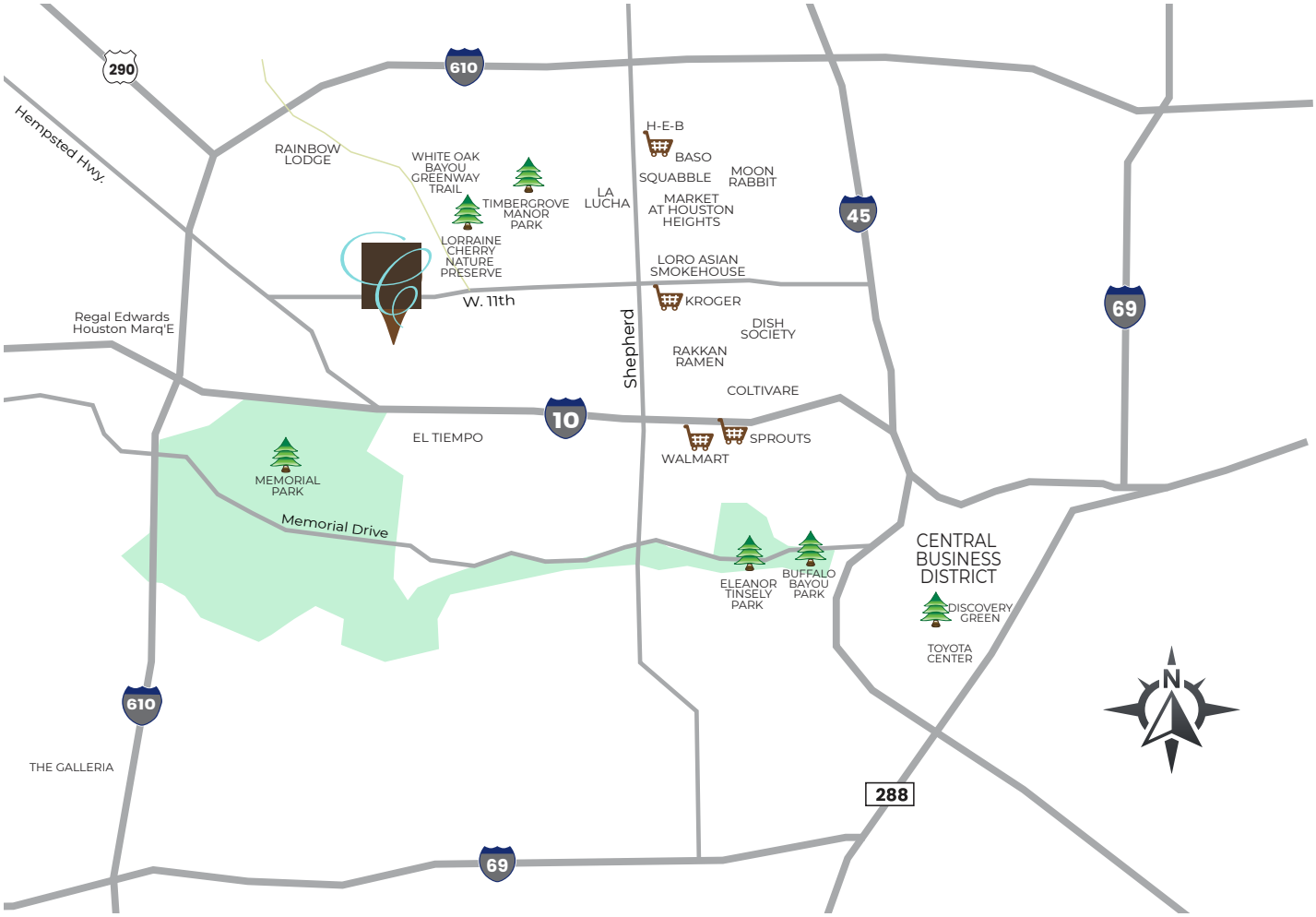
HOA Information

Management Company: Beacon Residential Management

Annual Dues: $1,110 (No Capital Reserve Contribution)
Includes: Common area maintenance (including landscaping, gates and fences), private trash, and water.

Points of Interest

- Quietly located in Timbergrove (East Heights) with easy access to I-10 and 610.



CHOICE IS THE ULTIMATE LUXURY

* Information is deemed reliable but not guaranteed. Schools, tax rates, and HOA fees are subject to change.

CITY HOMES CHOICE

PALISADES PARK

SECTION 5 SITE PLAN

To learn more about this community, please contact:

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sanaya@citychoicegroup.com

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