



# PARK AT PINEMONT

A new community in the Oak Forest/Garden Oaks Area

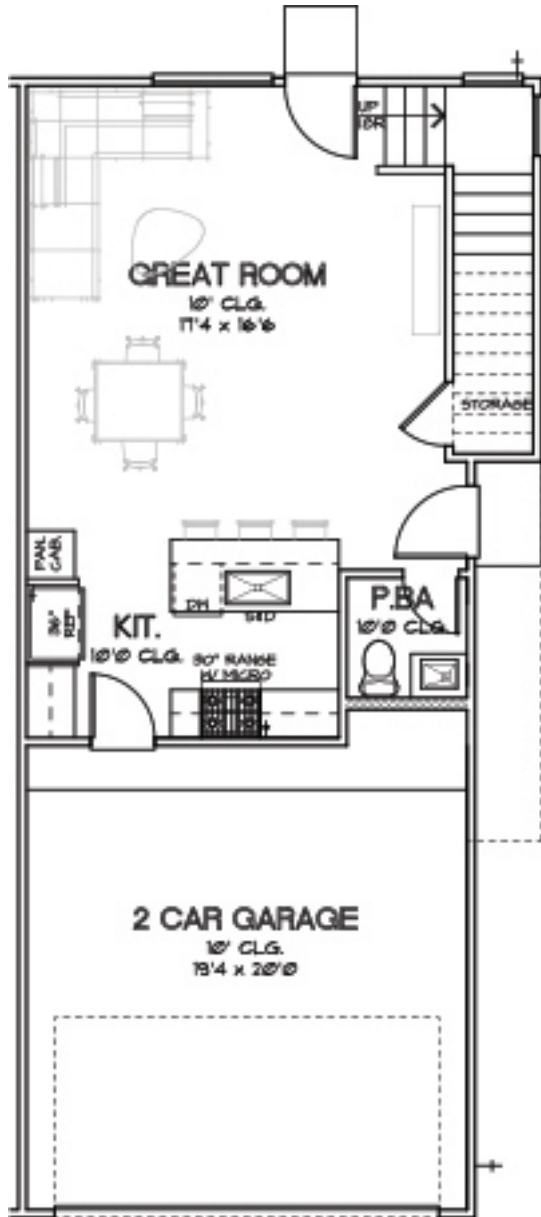


To learn more about this community, please contact:

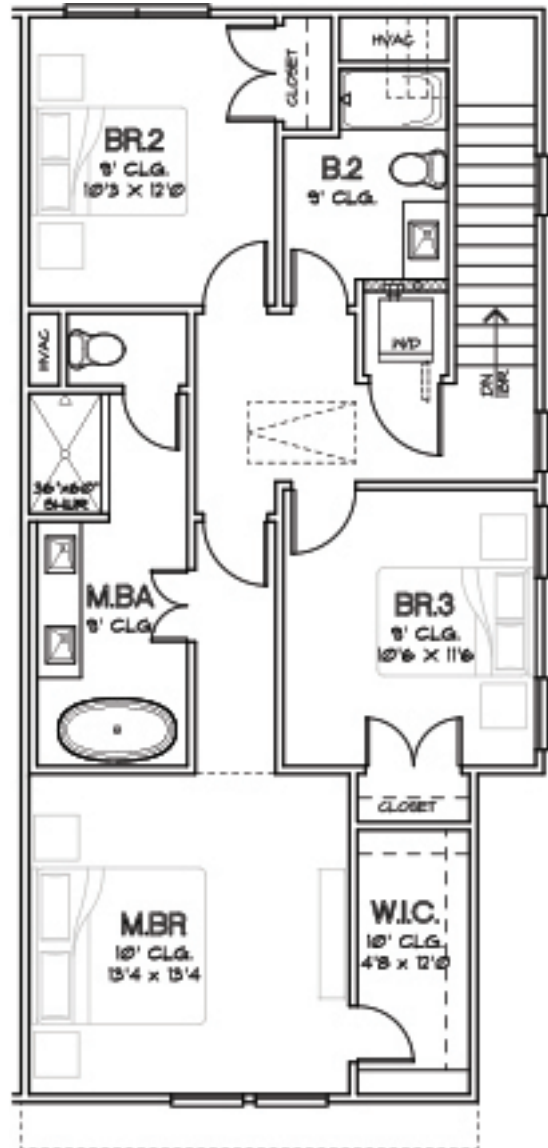
**New Age HTX** | 713.505.8805

CHOICE IS THE ULTIMATE LUXURY



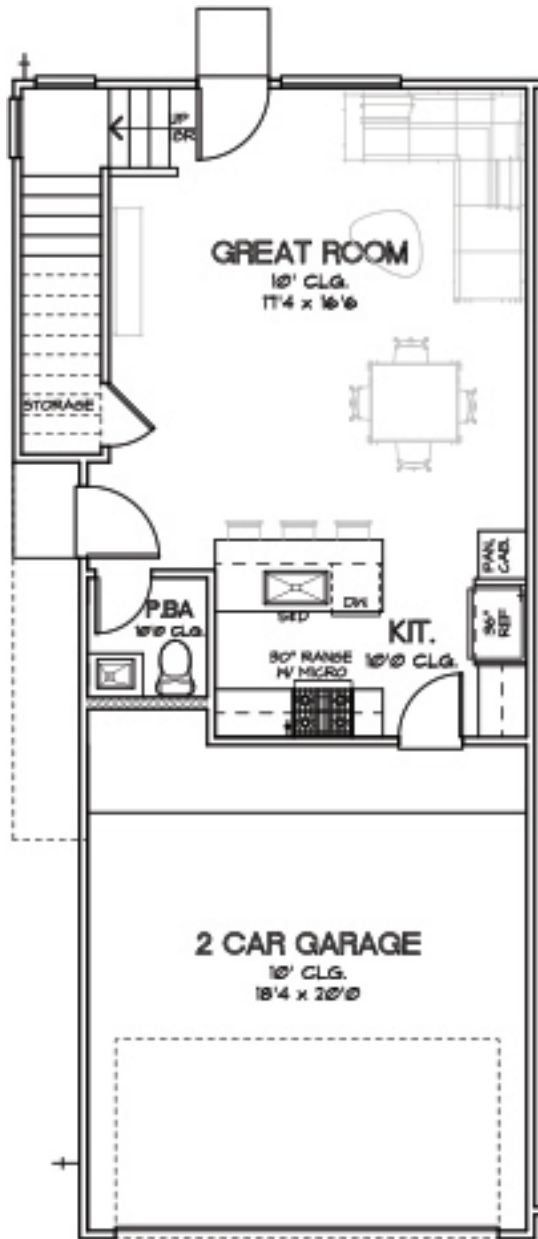


FIRST FLOOR

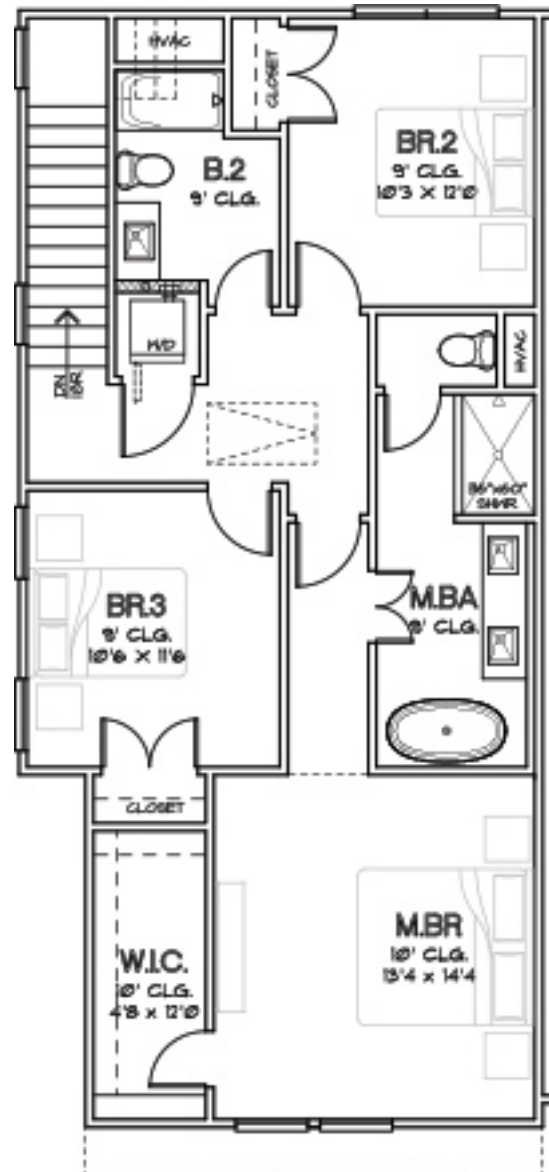


SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



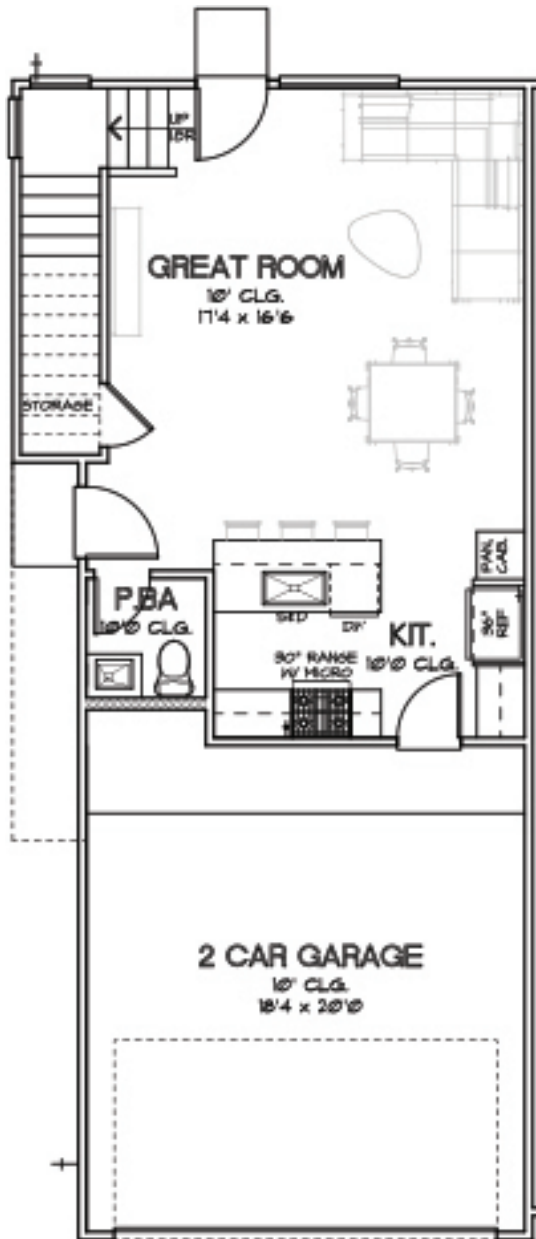
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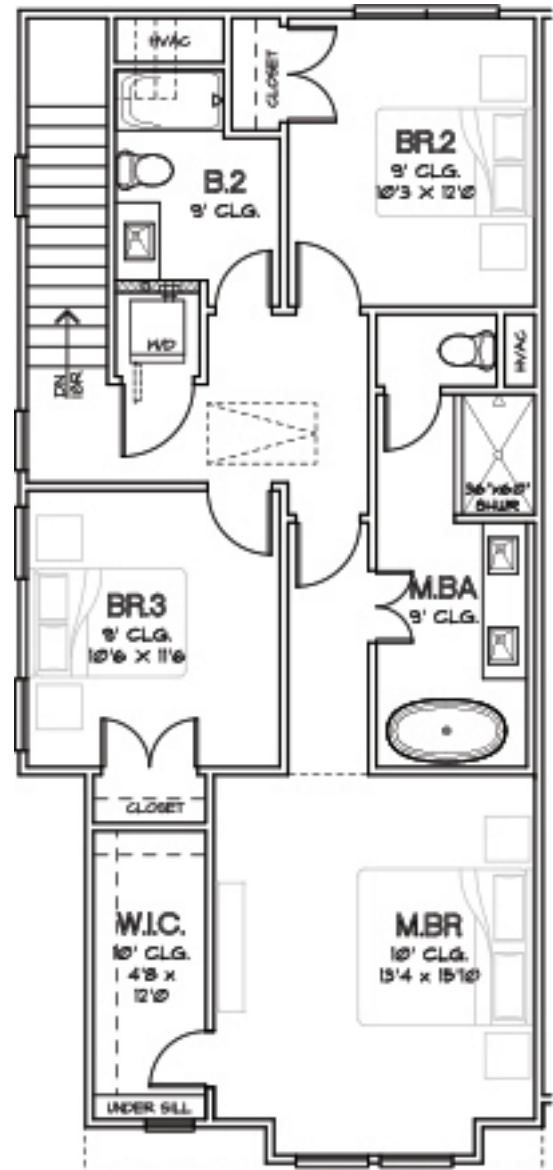
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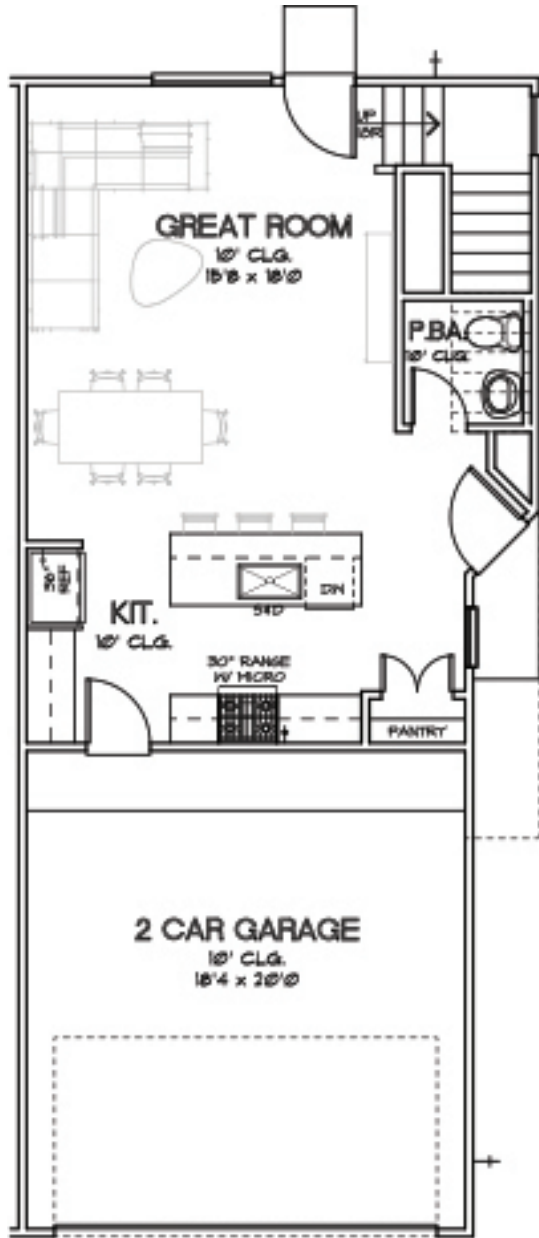


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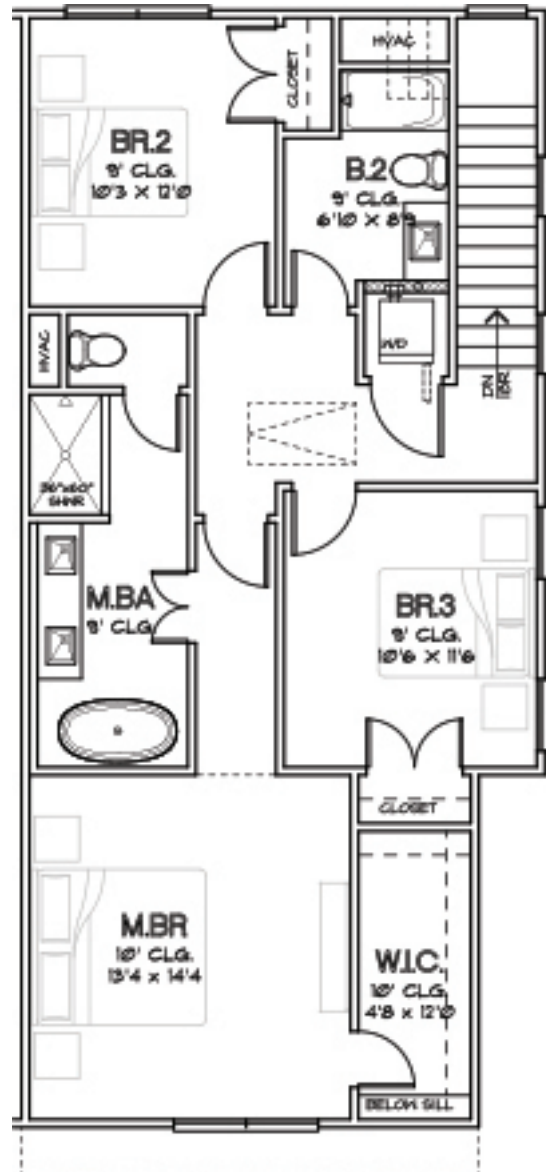


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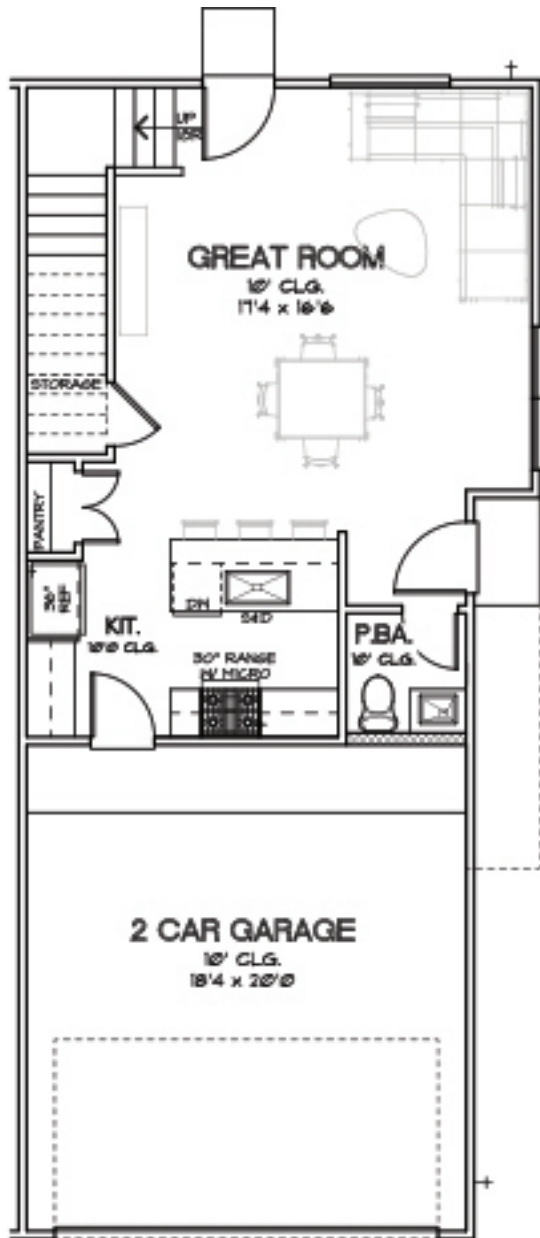


FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



UP 10R

P.B.A.

GREAT ROOM  
10' CLG.  
15'0" x 10'0"

DIN

30" RANGE  
MICRO

PANTRY

KIT.  
10' CLG.

2 CAR GARAGE  
10' CLG.  
18'4" x 20'0"

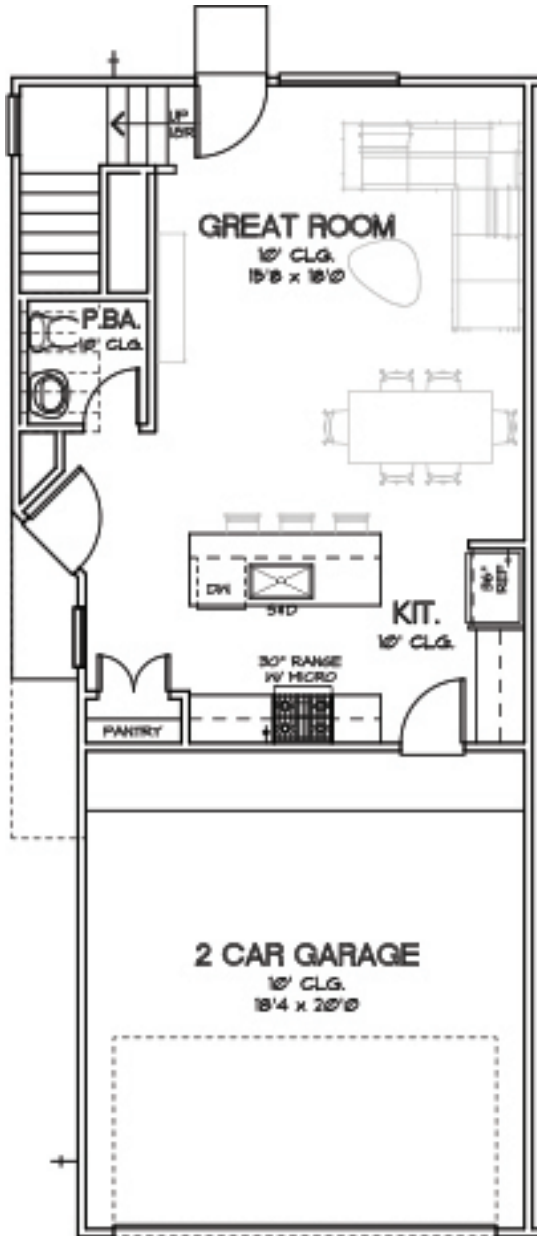
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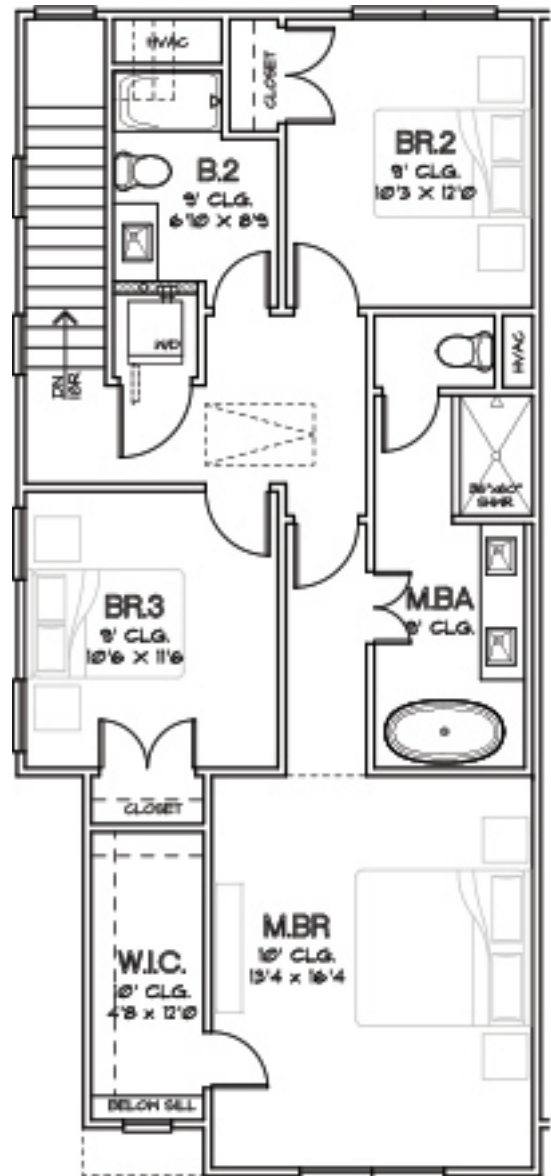


CITY HOMES  
CHOICE

PARK AT PINEMONT  
PLAN 1533  
1,533 SQ.FT.



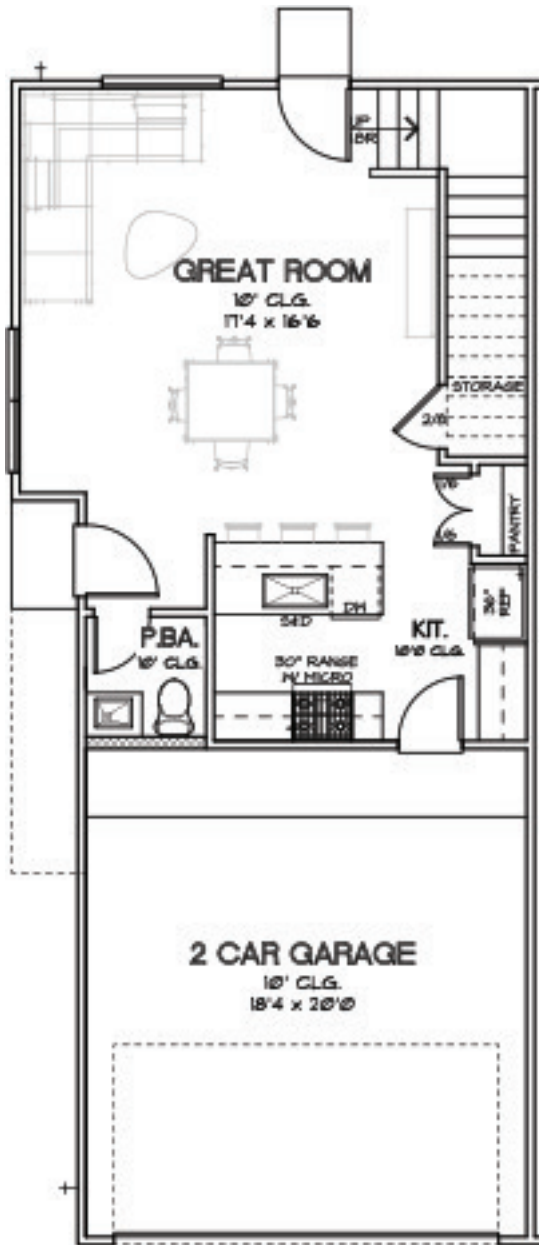
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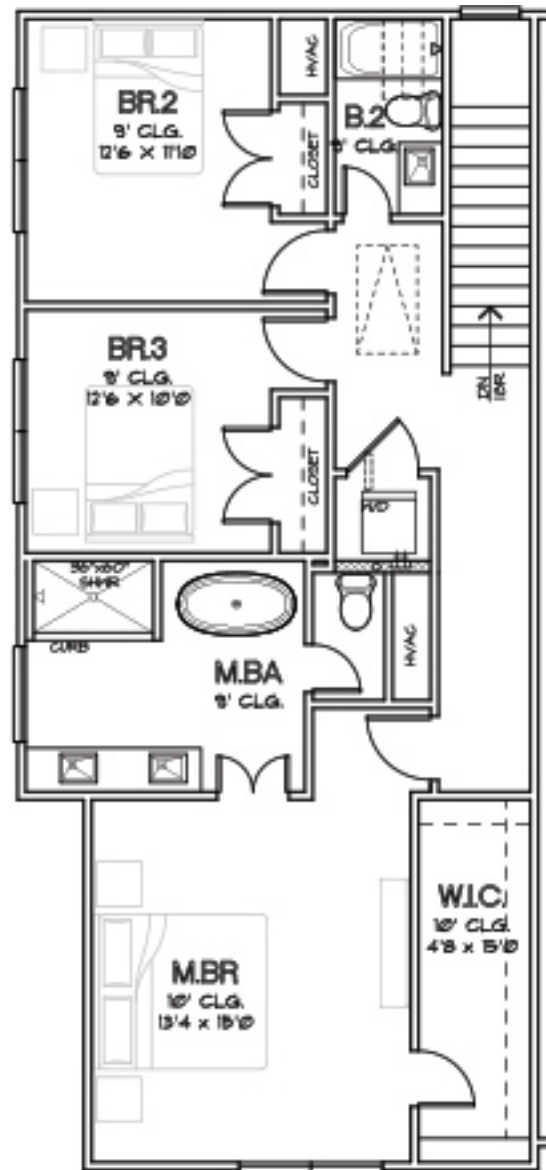
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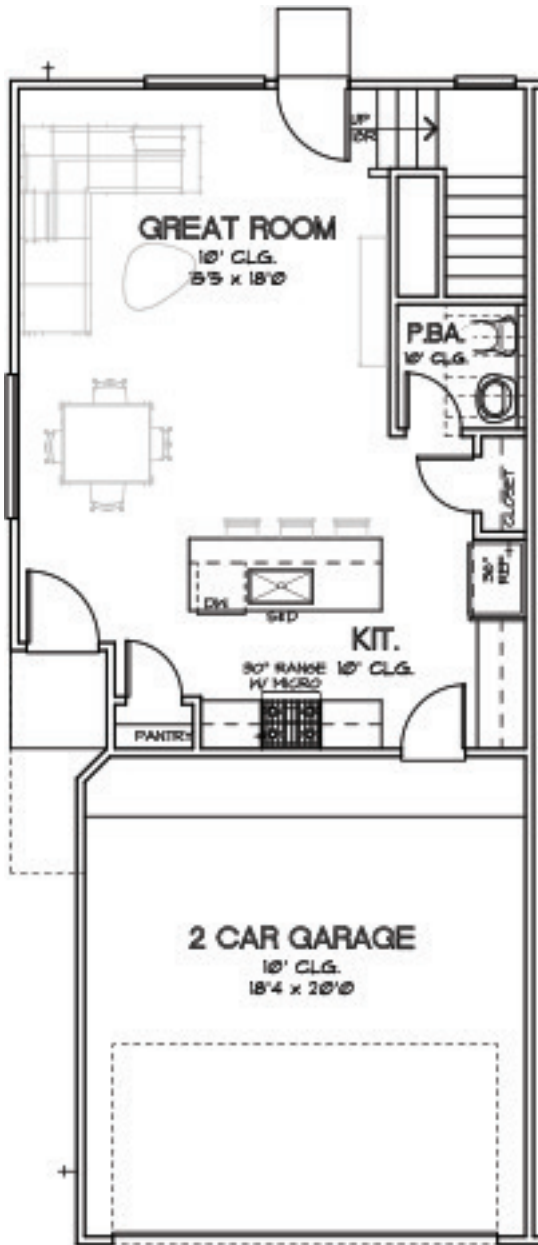


FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

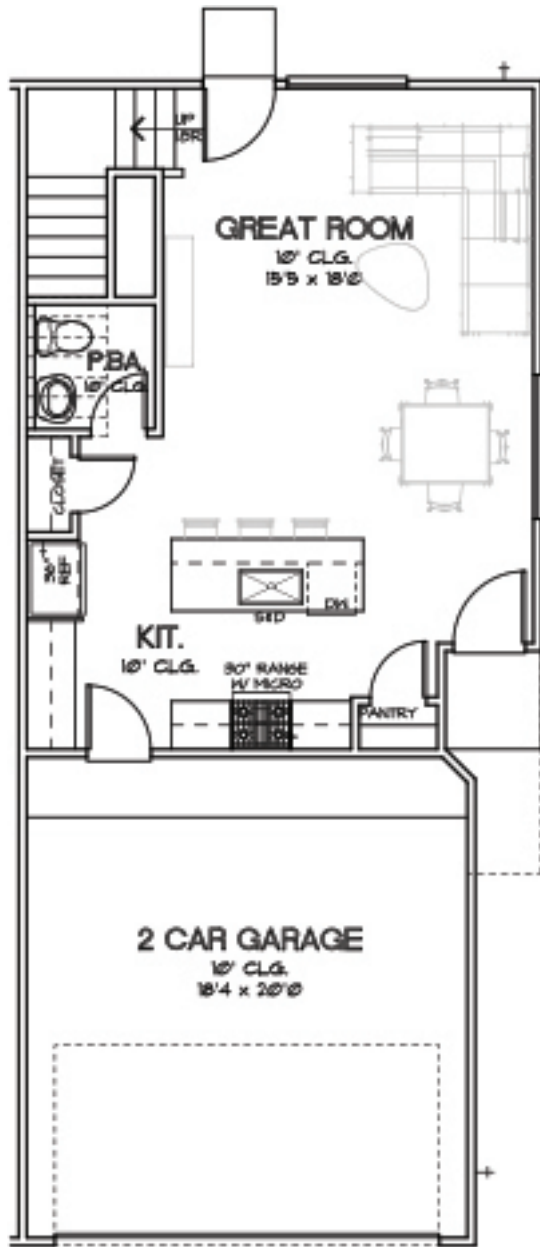


FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

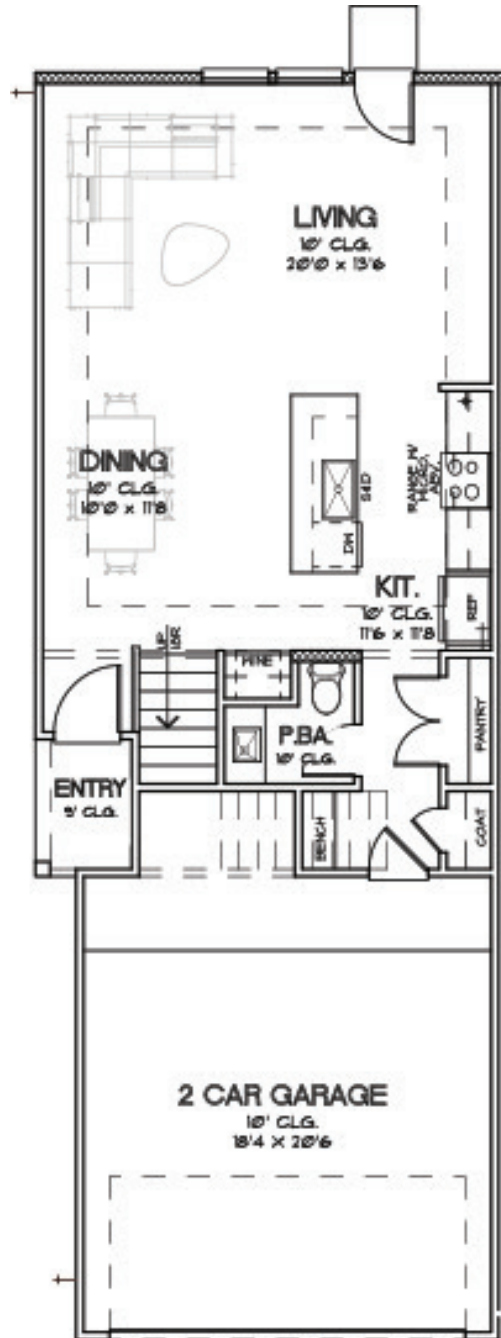


FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



FIRST FLOOR



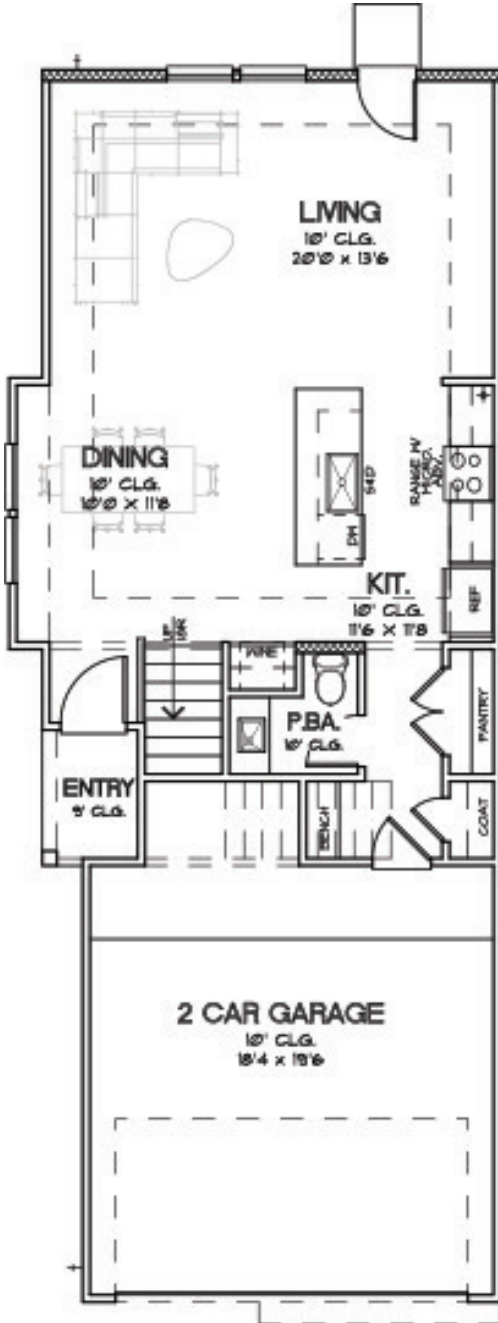
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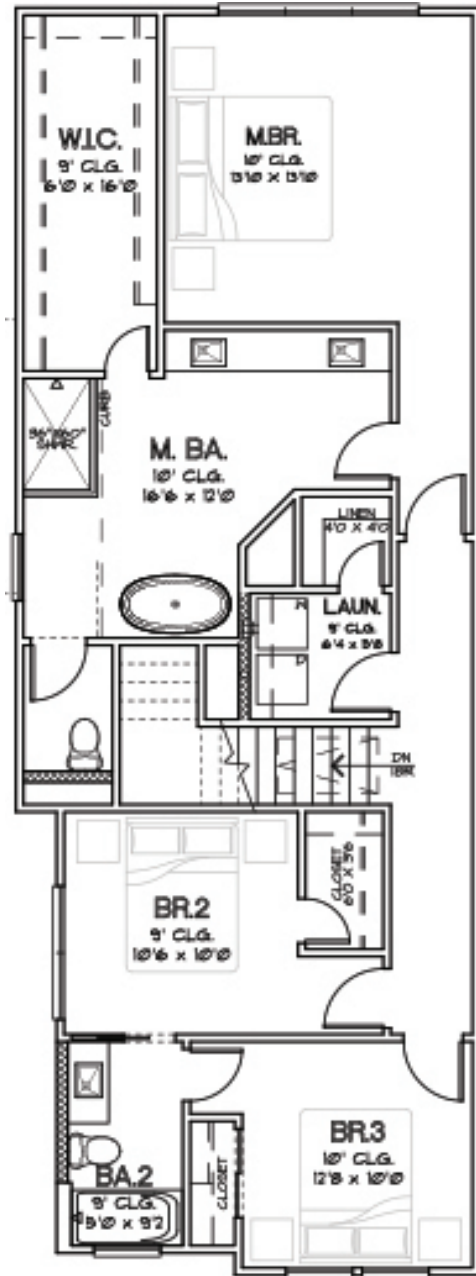




PARK AT PINEMONT  
PLAN 1806  
1,806 SQ.FT.



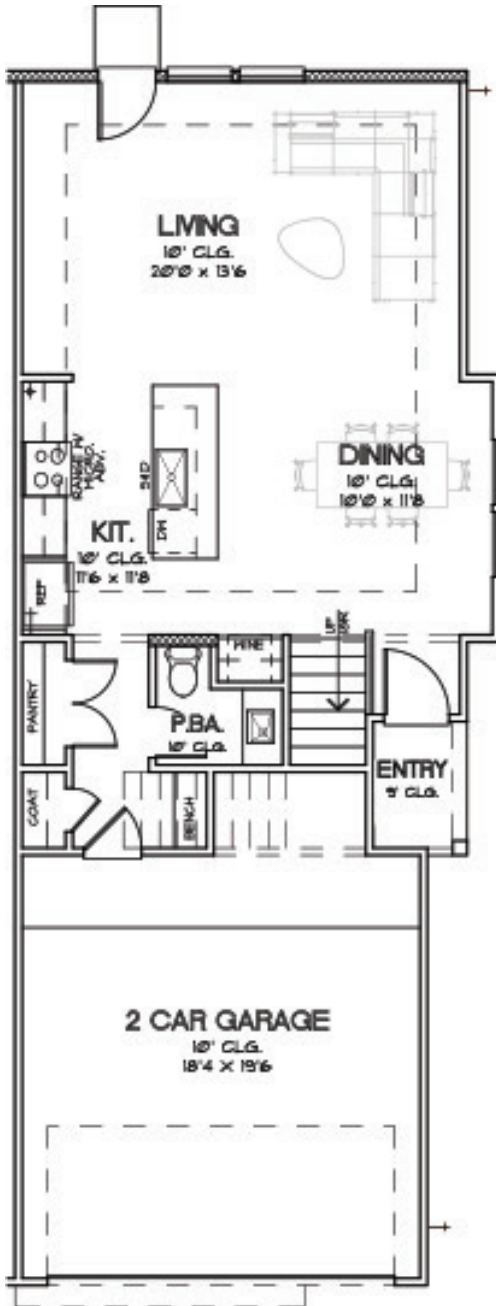
## FIRST FLOOR



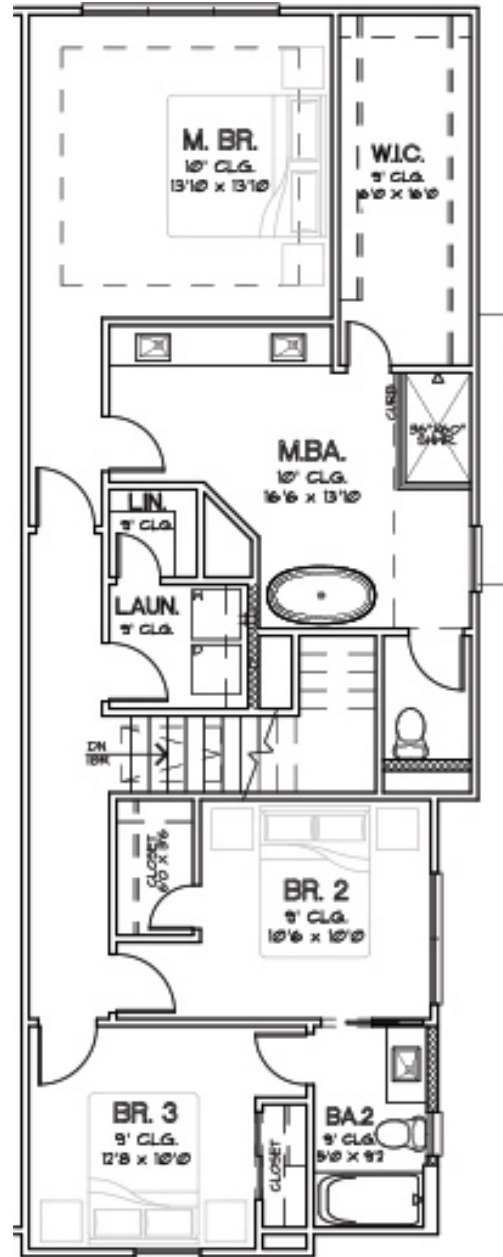
## SECOND FLOOR

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FIRST FLOOR

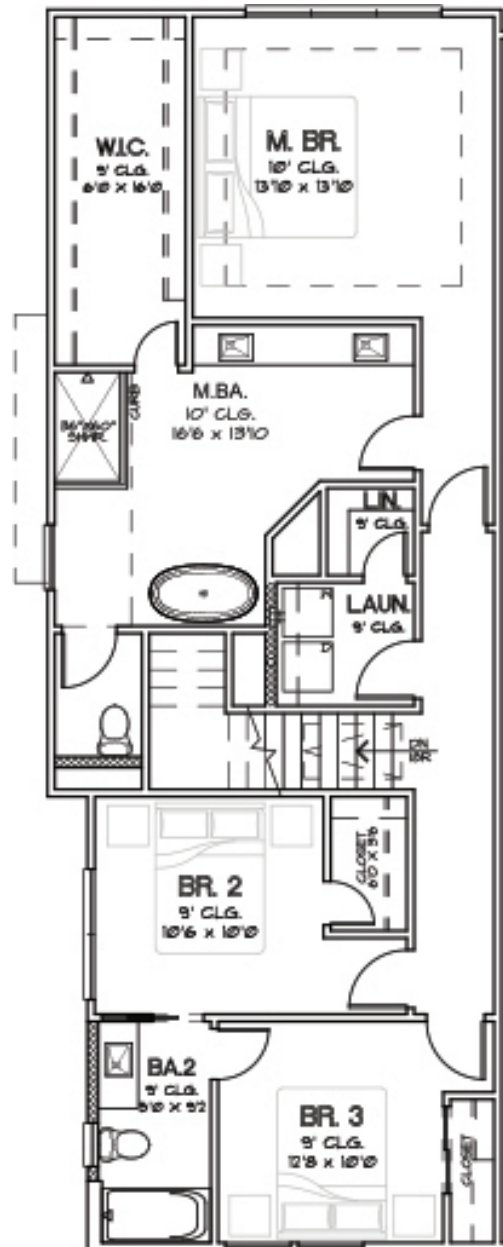


SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



FIRST FLOOR

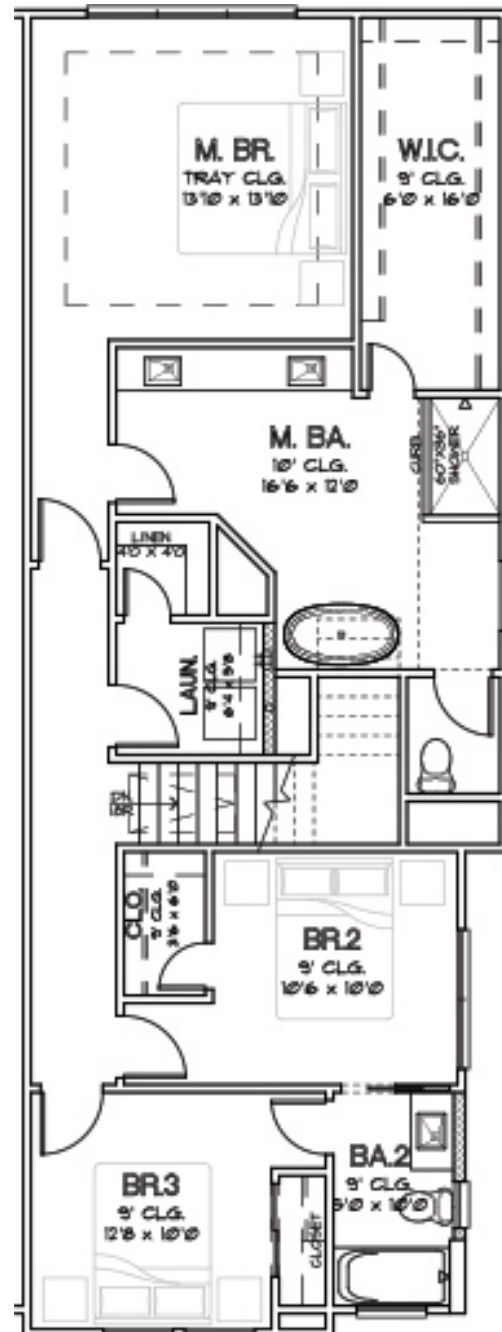


SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



FIRST FLOOR



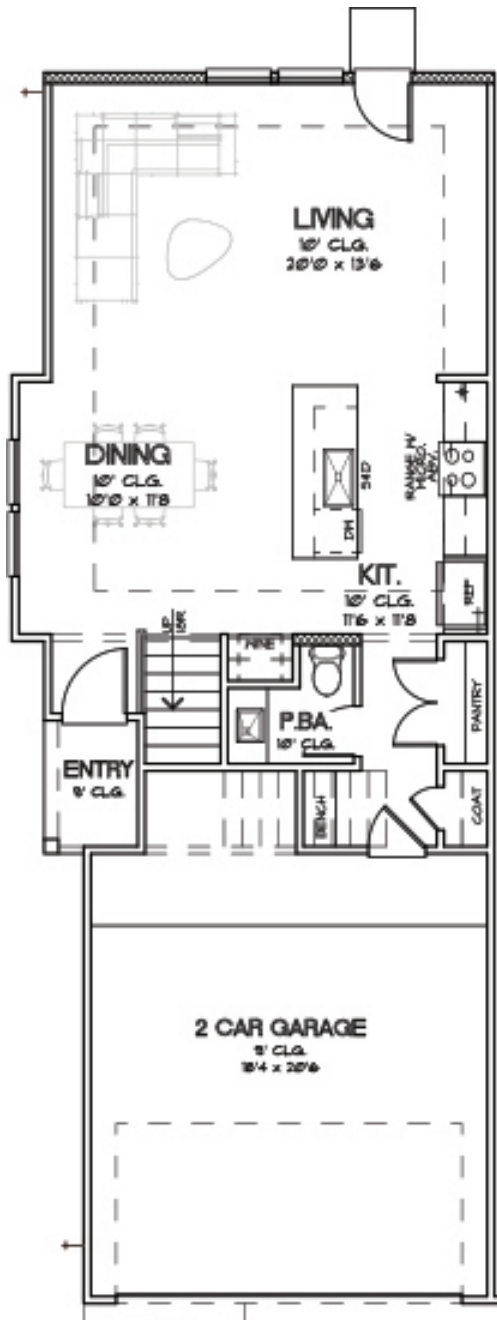
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

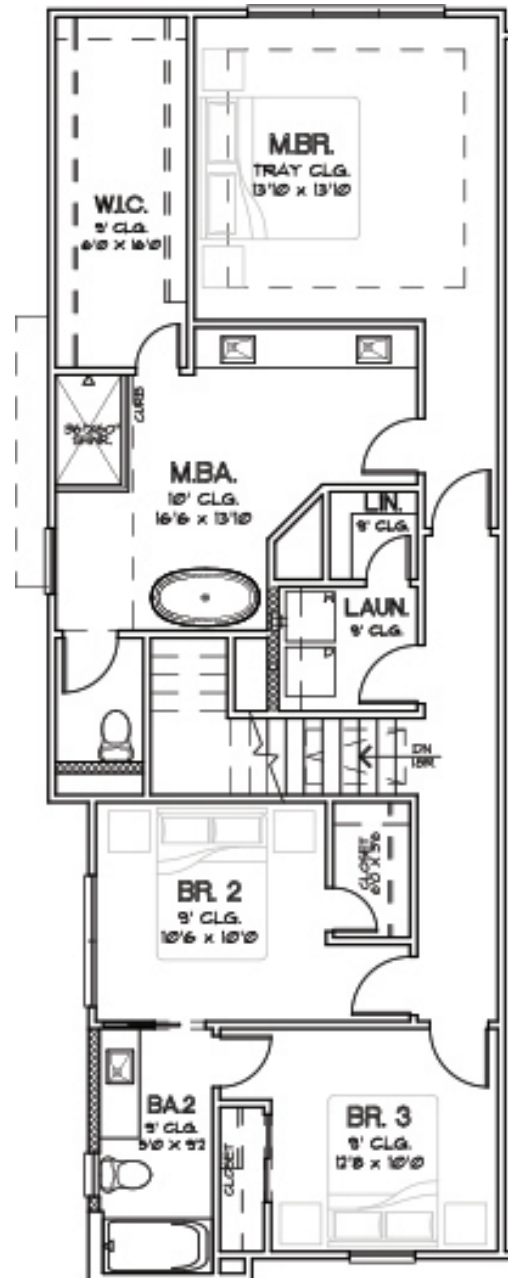




PARK AT PINEMONT  
PLAN 1822  
1,822 SQ.FT.



## FIRST FLOOR



## SECOND FLOOR

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**Floor Plan Details:**

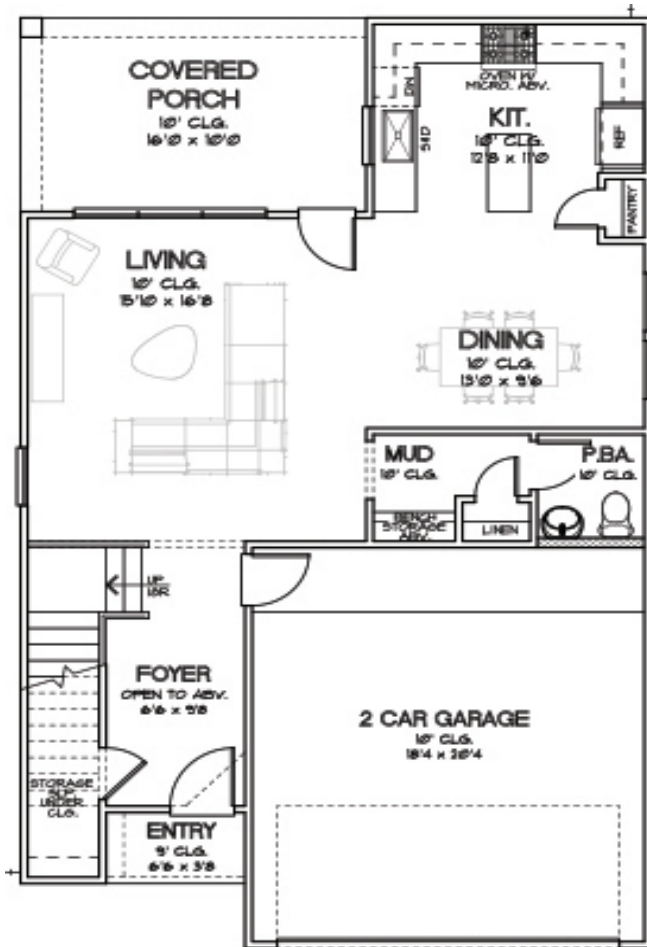
- LIVING RM.**: 10' CLG., 20'0" x 13'6"
- DINING**: 10' CLG., 10'0" x 11'0"
- KIT.**: 10' CLG., includes 30" RANGE W/ MICRO, SINK, and STOVE.
- PANTRY**: Includes CLOSET.
- P.B.A.**: 10' CLG., includes H.N.E., TUB, and SHOWER.
- ENTRY**: 9' CLG., includes STORAGE.
- 2 CAR GARAGE**: 10' CLG., 18'4" x 20'6".

**Floor Plan Details:**

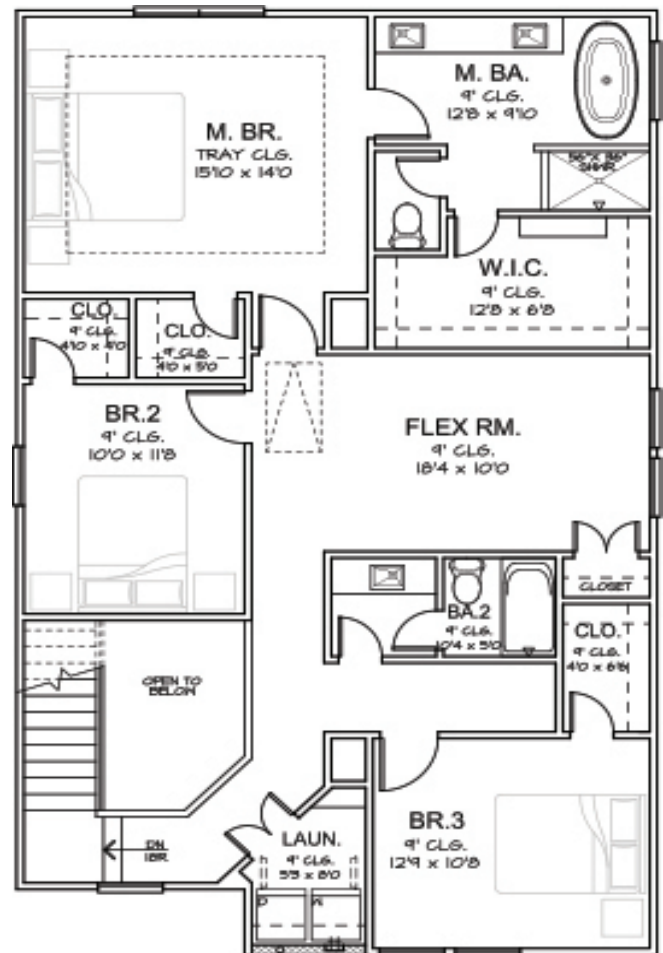
- W.C.**: 9' CLG., 6'0" x 16'0"
- M. BR.**: TRAY CLG., 13'0" x 13'0"
- M. BA.**: 10' CLG., 16'6" x 12'0"
- LAIN.**: 7' CLG., 8'4" x 5'6"
- LINEN**: 4'0" x 4'0"
- BR2**: 9' CLG., 10'6" x 10'0"
- CLO.**: 7' CLG., 7'0" x 10'0"
- BA.2**: 9' CLG., 5'0" x 10'0"
- BR.3**: 9' CLG., 12'8" x 10'0"
- CLOSET**: 7'0" x 10'0"

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FIRST FLOOR

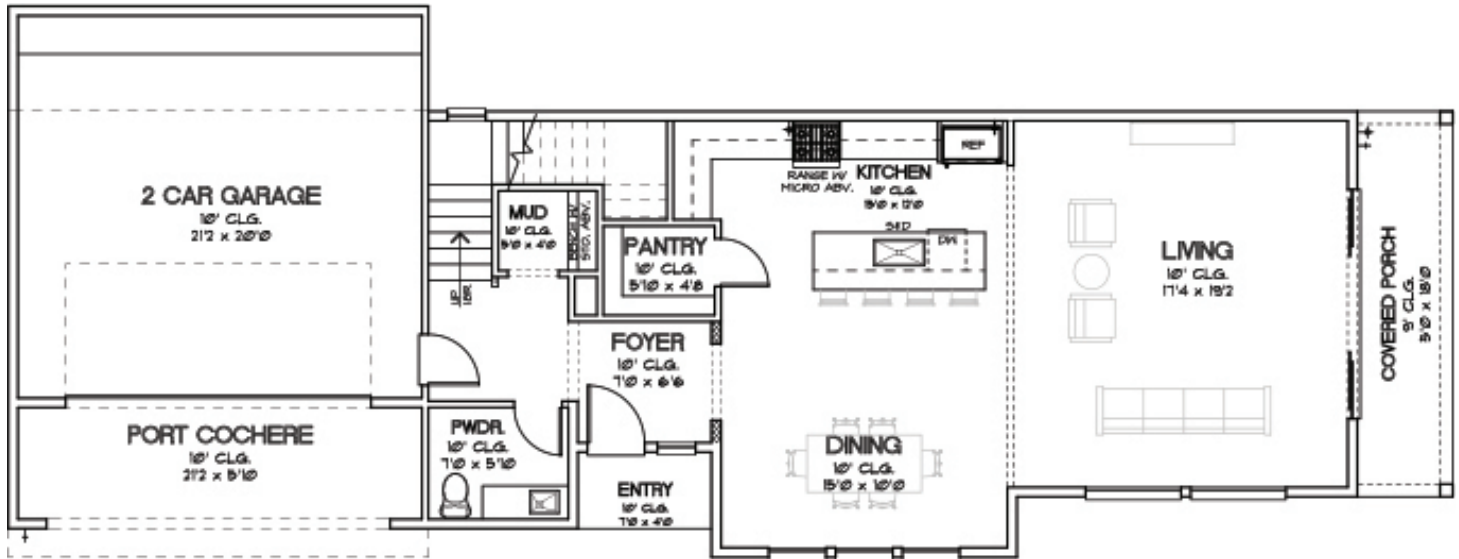


SECOND FLOOR

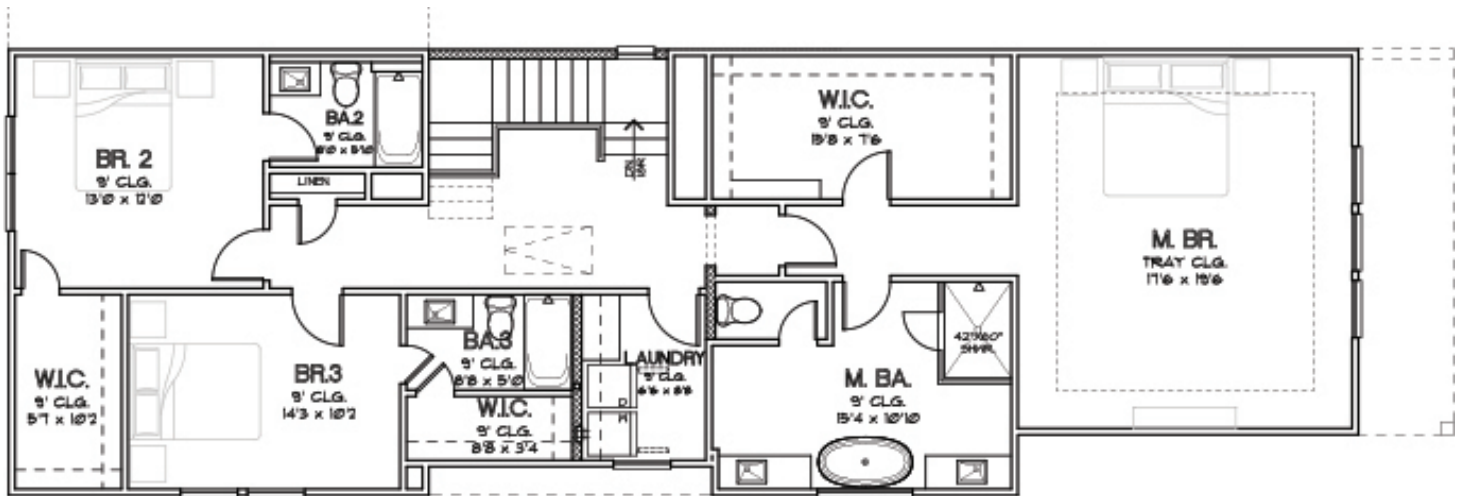


CITY HOMES  
CHOICE

PARK AT PINEMONT  
PLAN 2546  
2,546 SQ.FT.



FIRST FLOOR



SECOND FLOOR

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# PARK AT PINEMONT

## 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):

- Designer Plush Carpet with Padding

#### 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
- 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 Smaller Plans (<1600 sf)
- 3.5 Ton A/C on Larger Plans (>1700 sf)
- 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

#### Plumbing:

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

#### Insulation:

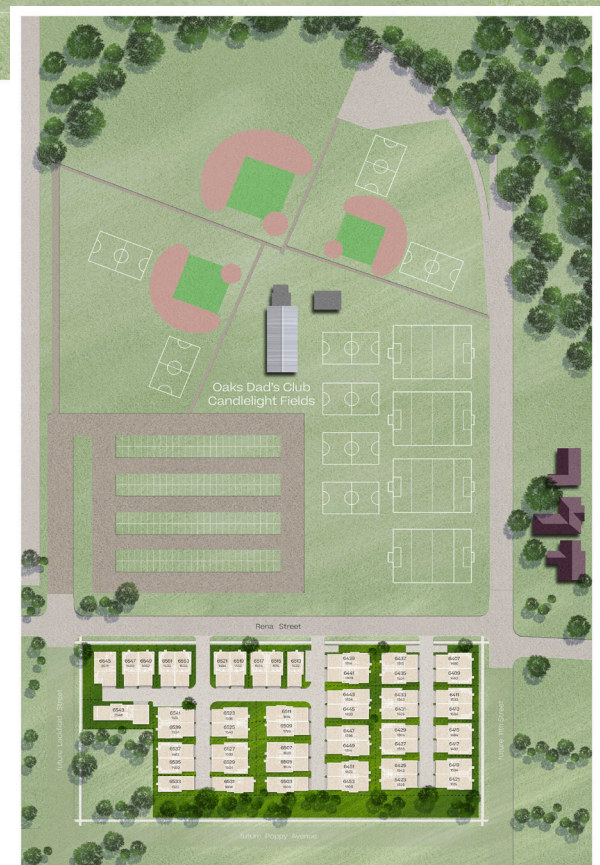
Area:	Material:	R-Value:
Exterior Walls	Batt	R-13
Ceilings	Batt	R-38
Attic	Blown	R-8

#### Appliances:

- Dishwasher: Samsung
- Cooktop: Samsung
- Microwave: Samsung

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