



PARK AT PINEMONT

A new community in the Oak Forest/Garden Oaks Area

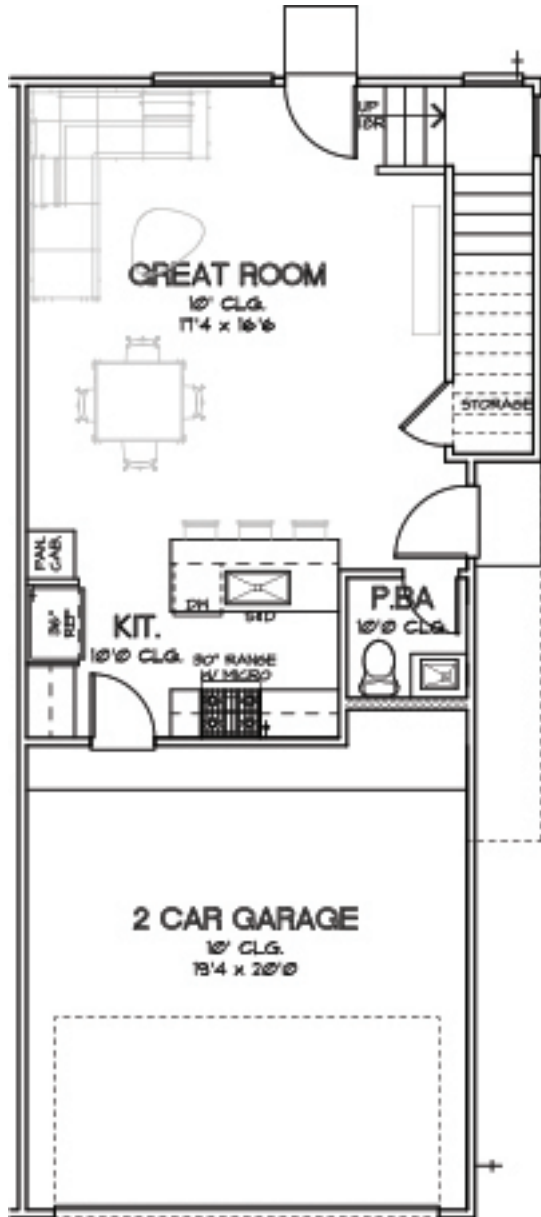


To learn more about this community, please contact:

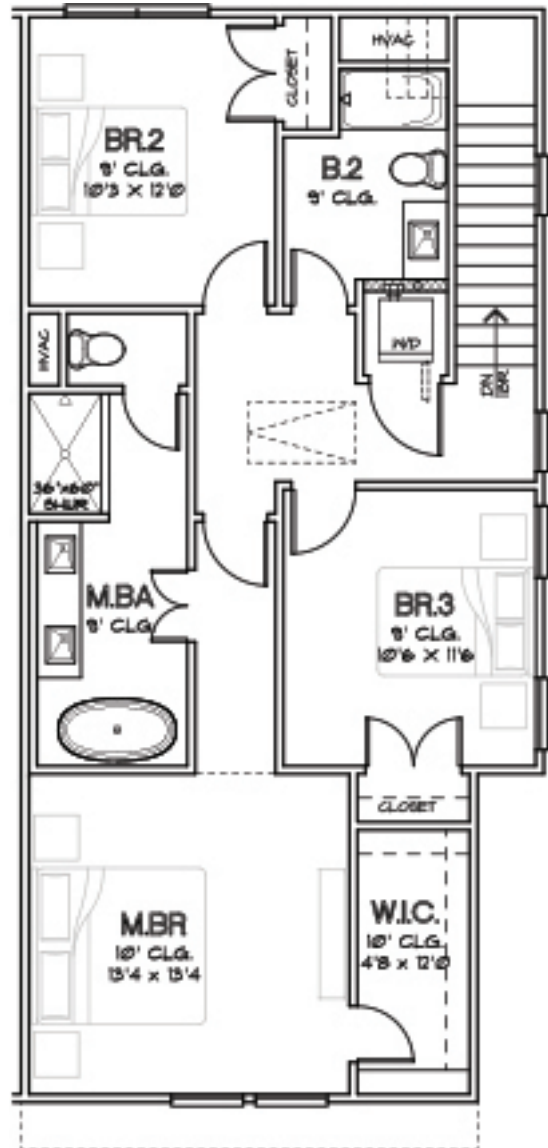
New Age HTX | 713.505.8805

CHOICE IS THE ULTIMATE LUXURY





FIRST FLOOR

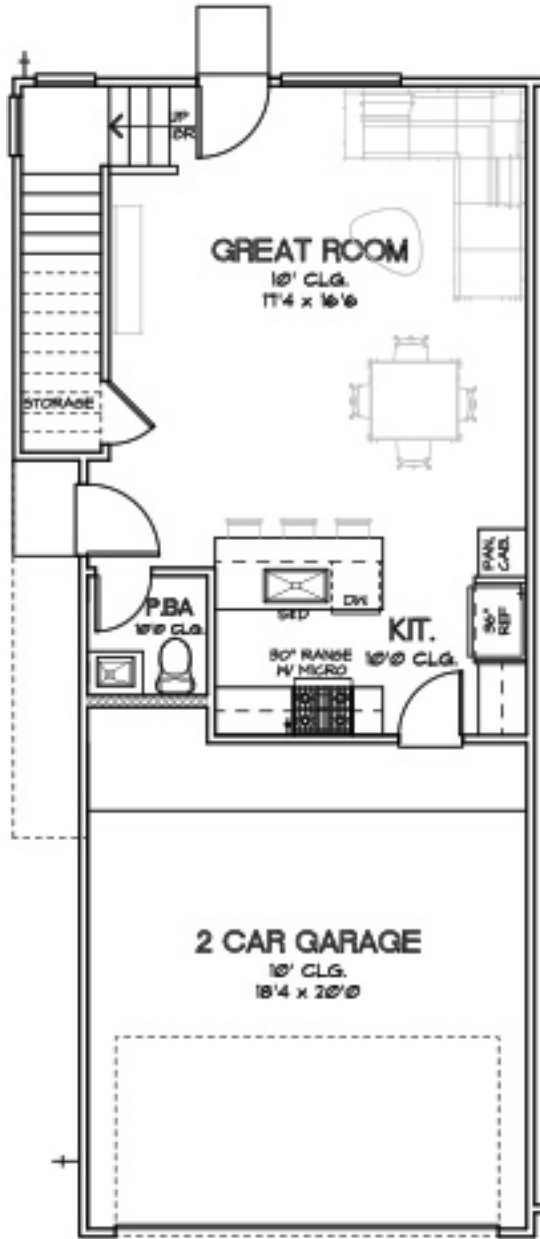


SECOND FLOOR

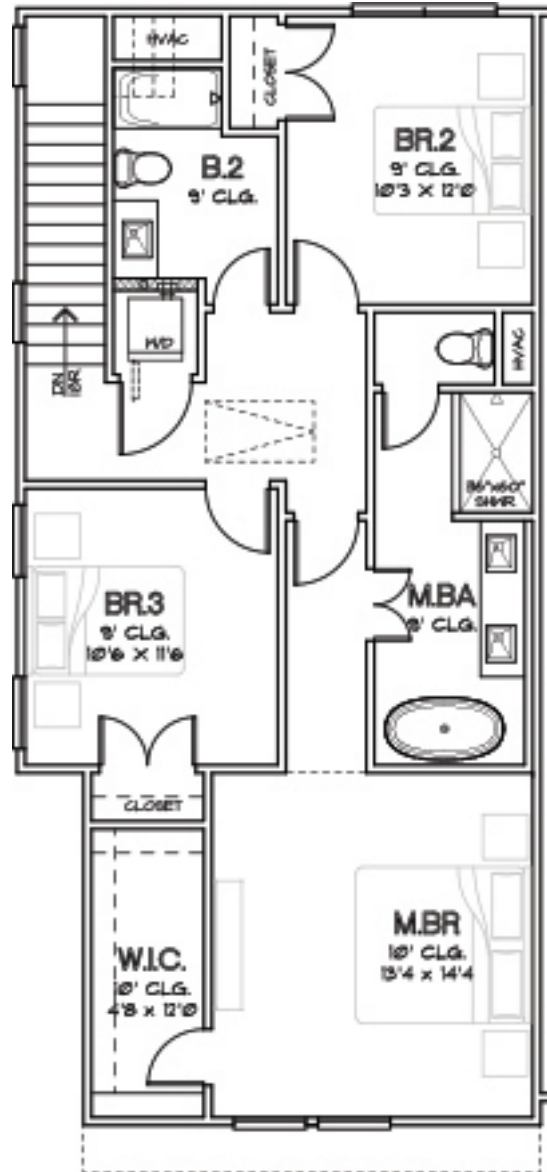
CHOICE IS THE ULTIMATE LUXURY



PARK AT PINEMONT
PLAN 1480
1,480 SQ.FT.



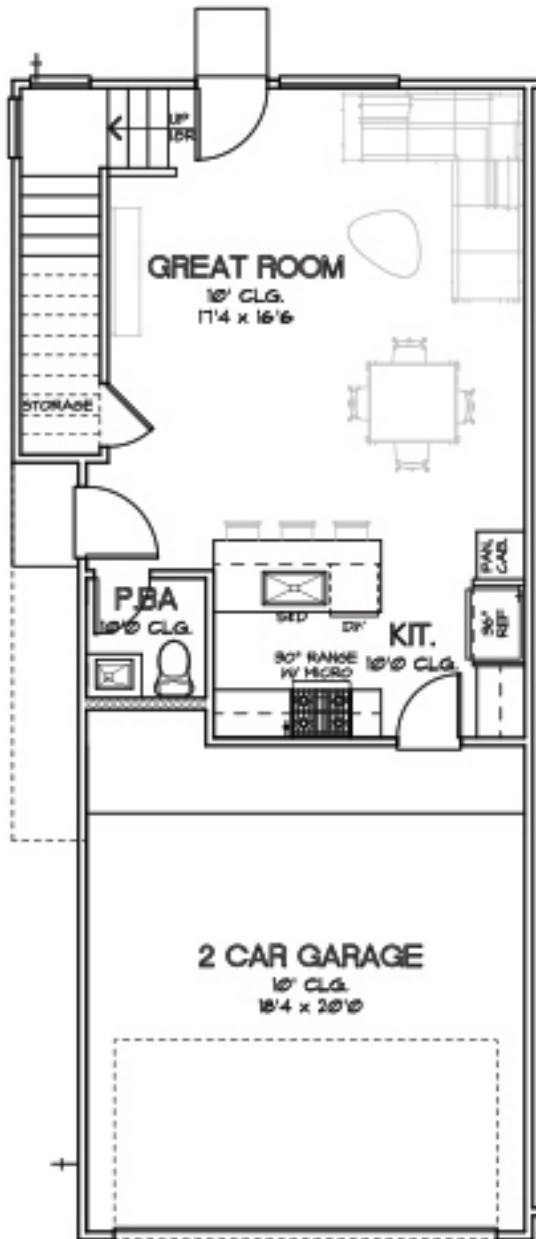
FIRST FLOOR



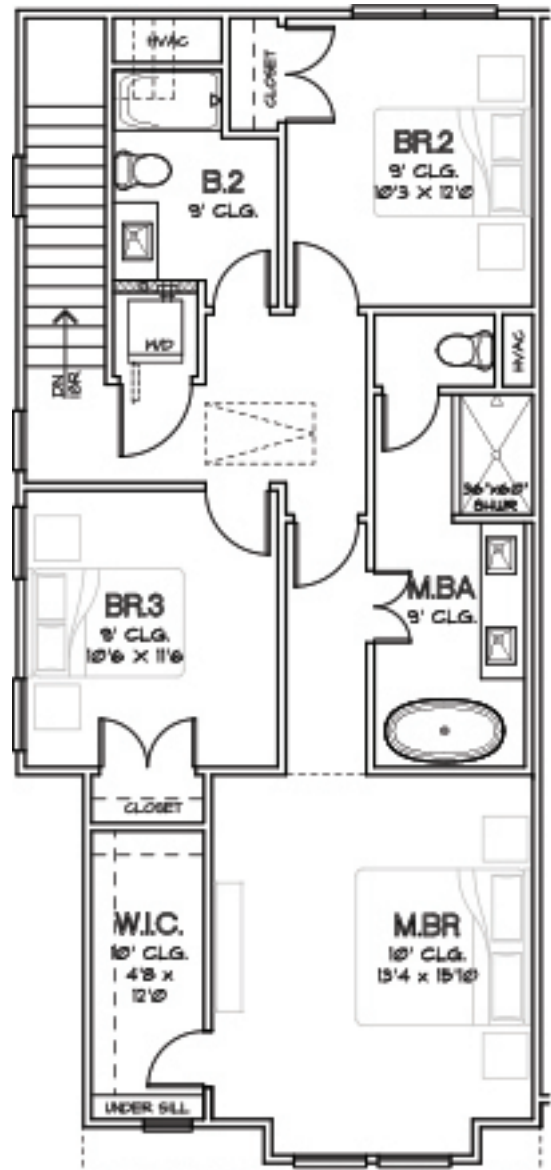
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



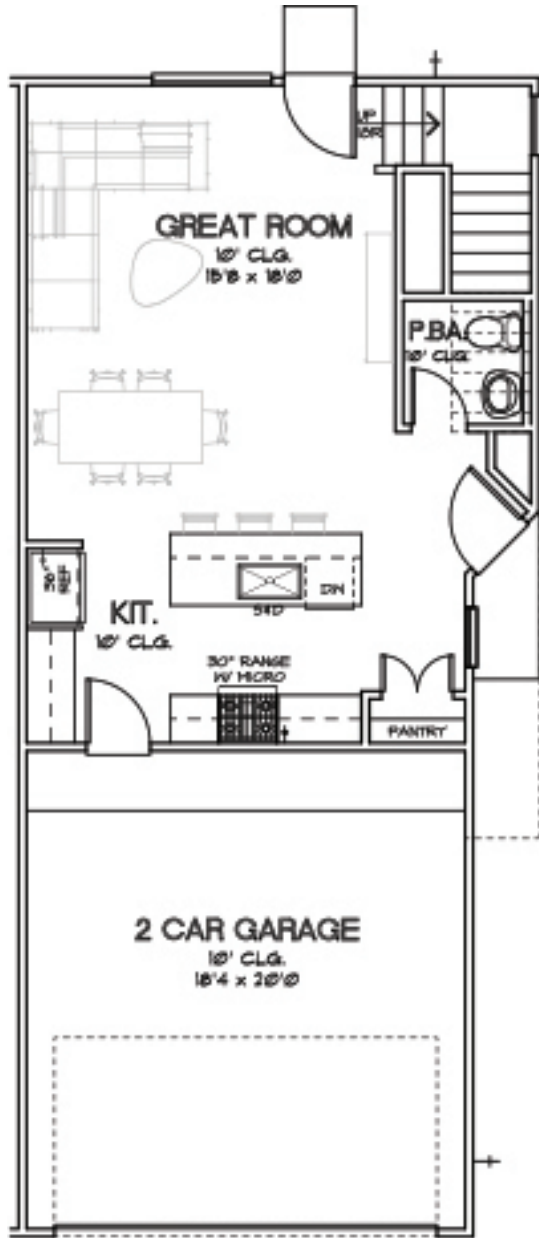


FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

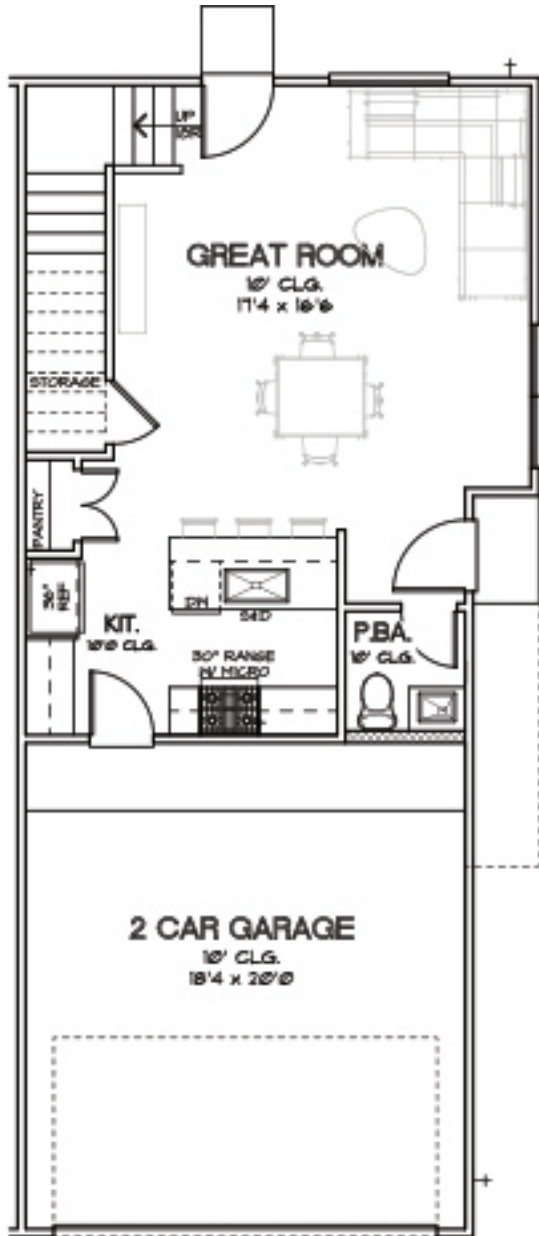


FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

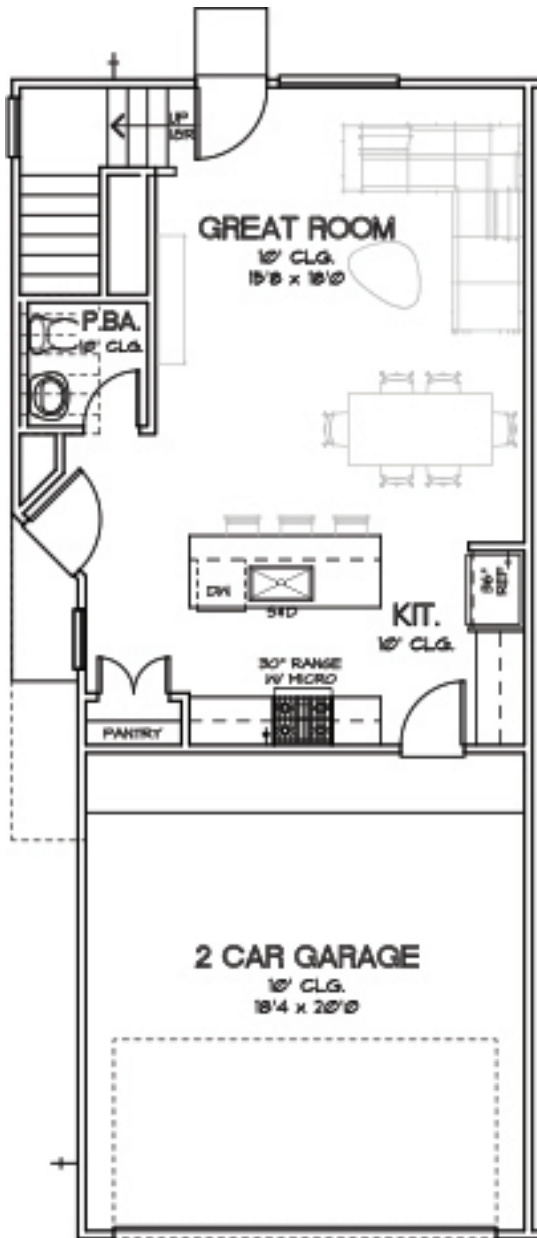


Floor plan of the main level of a house. The plan includes a Great Room (10' CLG, 15'0" x 10'0") with a fireplace and a large oval rug. A Dining Room (10' CLG) is adjacent to the Great Room, featuring a rectangular table and chairs. The Kitchen (10' CLG) is located next to the Dining Room, equipped with a 30" range, a microwave, and a sink. A Pantry is situated near the Kitchen. A two-car garage (10' CLG, 18'4" x 20'0") is attached to the side of the house. A staircase leads up to the second floor, and a bathroom (PBA) is located near the stairs. The plan also shows a front entrance and a rear entrance labeled 'REAR'.

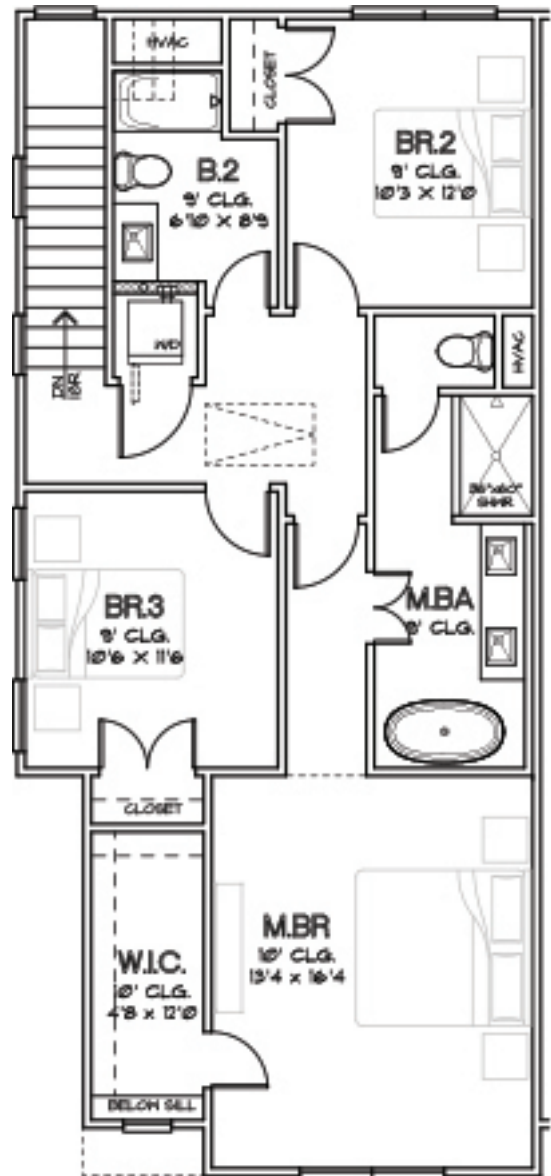
The second floor plan includes the following rooms and features:

- BR.2**: 9' CLG., 10'3" x 12'0"
- B.2**: 9' CLG., 6'10" x 8'9"
- BR.3**: 9' CLG., 10'6" x 11'6"
- MBA**: 9' CLG.
- M.BR**: 10' CLG., 13'4" x 14'4"
- W.I.C.**: 10' CLG., 4'8" x 12'0"
- CL.2**: 10' x 10' (dashed line)
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CHOICE IS THE ULTIMATE LUXURY



FIRST FLOOR



SECOND FLOOR

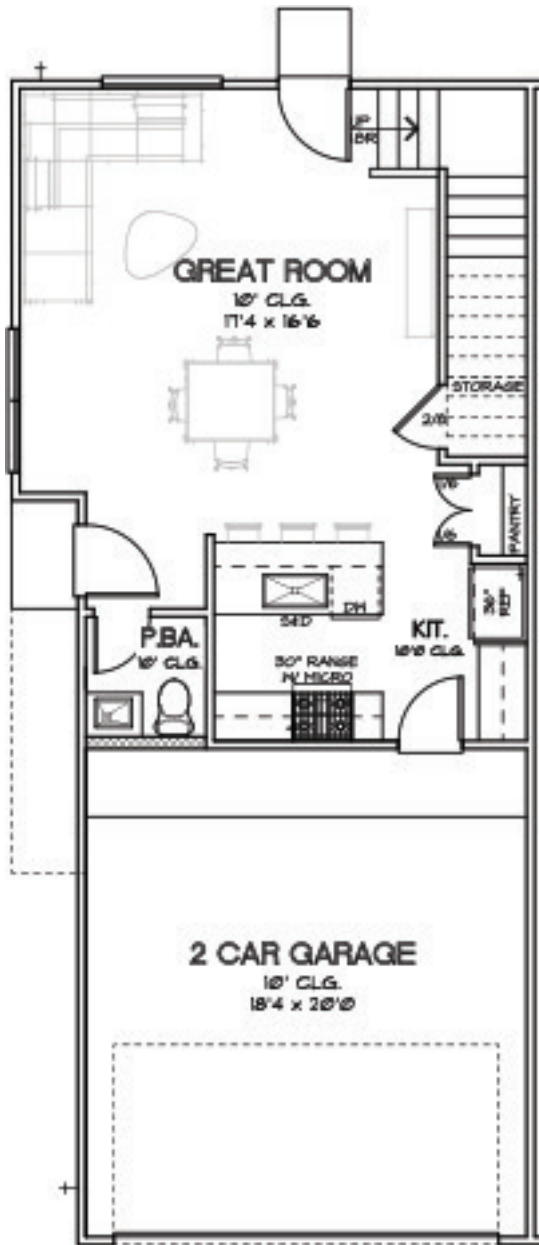
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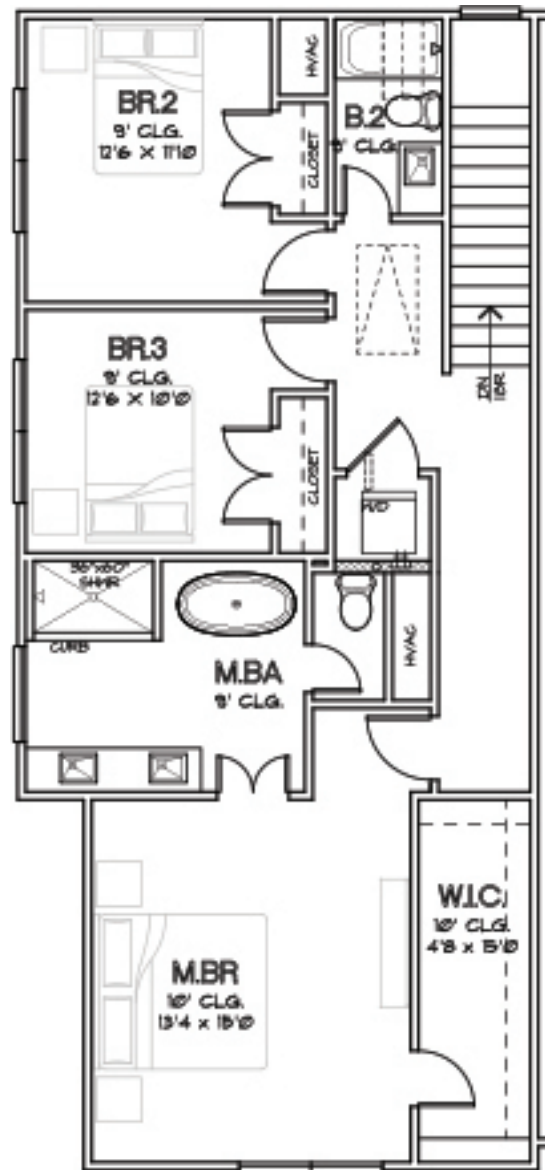
CITY HOMES
CHOICE

PARK AT PINEMONT

PLAN 1534
1,534 SQ.FT.

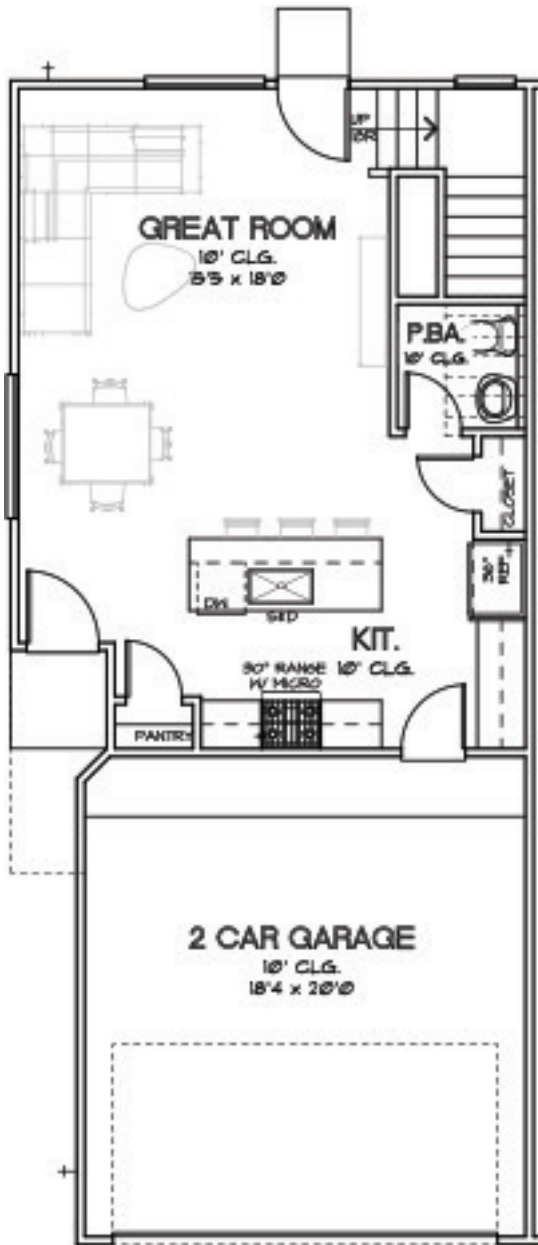


FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

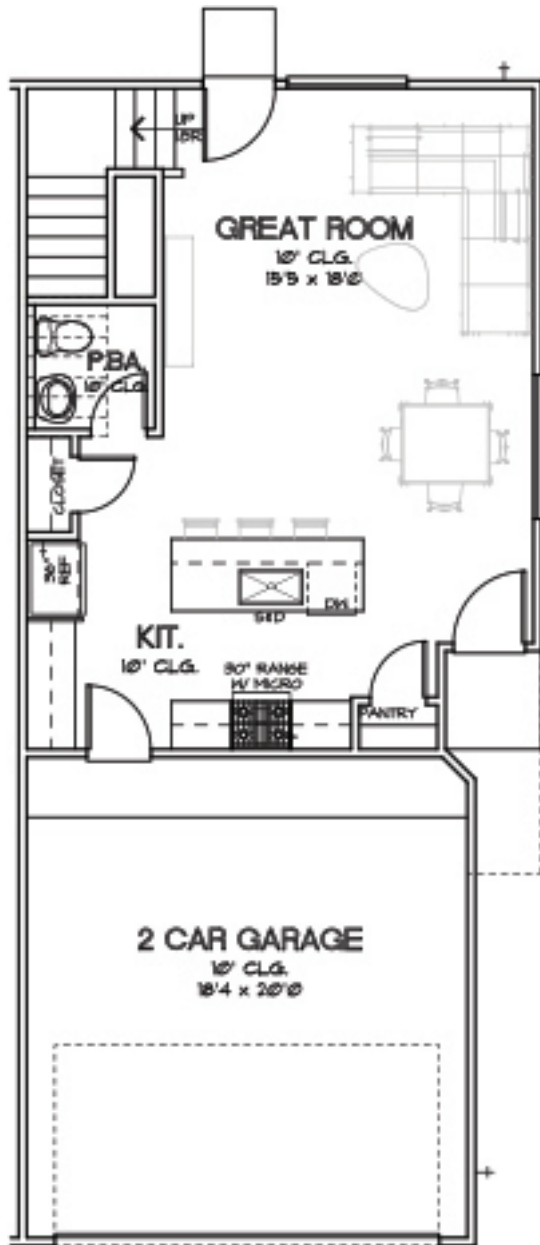


FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

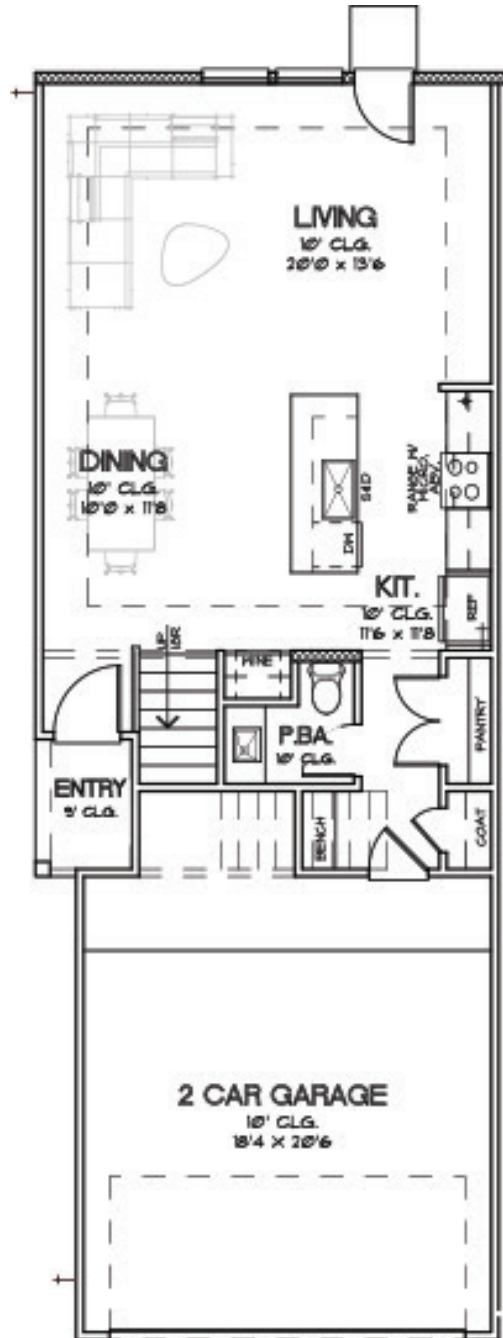


FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



This floor plan shows a 2-car garage house with a living area, dining, kitchen, and a 2-car garage. The layout includes a living room with a fireplace, a dining area with a table and chairs, a kitchen with a range, refrigerator, and cabinets, a pantry, a coat closet, a bathroom, and a bedroom. The garage is a 2-car garage. The overall dimensions are 28'0" x 13'6".

LIVING
10' CLG.
28'0" x 13'6"

DINING
10' CLG.
10'0" x 11'8"

KIT.
10' CLG.
11'6" x 11'8"

PANTRY
10' CLG.

ENTRY
10' CLG.

P.B.A.
10' CLG.

2 CAR GARAGE
10' CLG.
18'4" x 19'6"

W.I.C.
9' CLG.
6'0" x 16'0"

MBR.
10' CLG.
13'0" x 13'0"

M.BA.
10' CLG.
10'0" x 12'0"

LAUN.
4' CLG.
4'4" x 5'0"

LINEN
4'0" x 4'0"

BR.2
9' CLG.
10'0" x 10'0"

BR.3
10' CLG.
12'0" x 10'0"

BA.2
9' CLG.
9'0" x 7'0"

CL. 10'0" x 4'0"

CL. 6'0" x 5'6"

CL. 9'0" x 7'0"

CL. 9'0" x 10'0"

CL. 9'0" x 16'0"

CL. 10'0" x 12'0"

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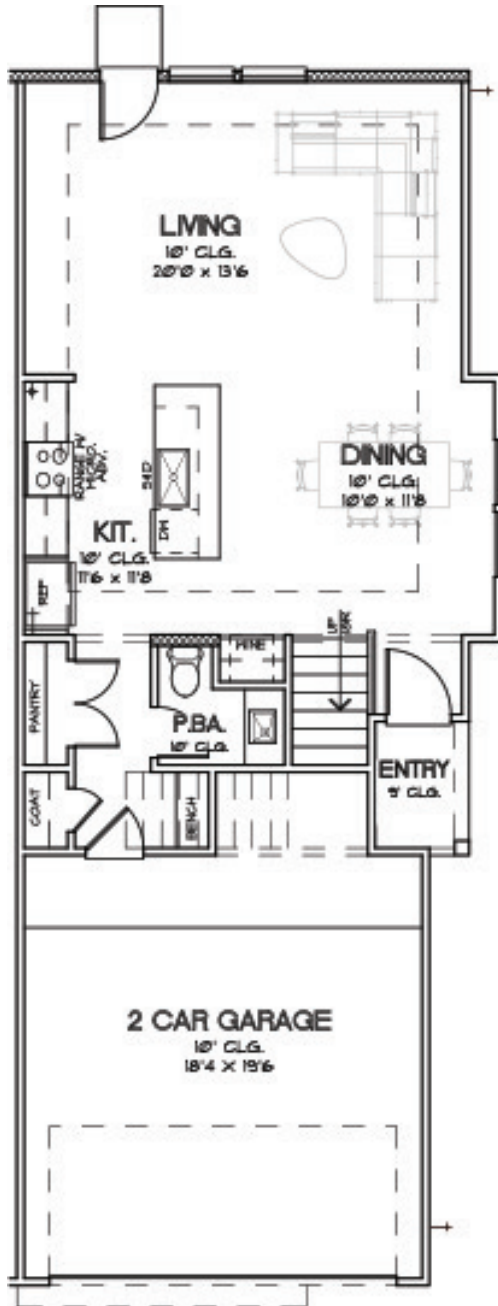
CL. 16'0" x 342'0"

CL. 16'0" x 344'0"

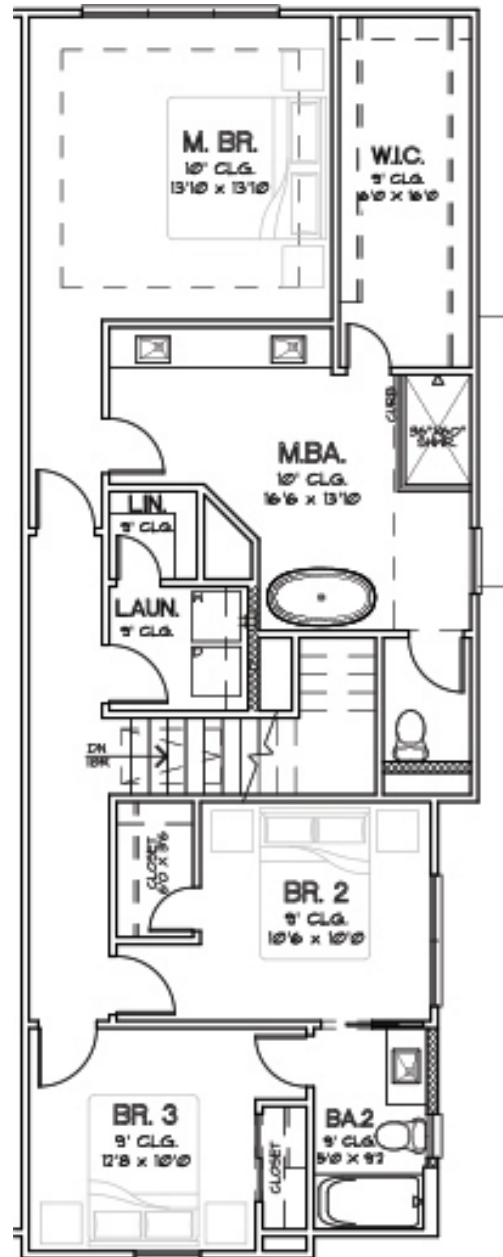
CL. 16'0" x 346'0"

CL. 16'0" x 348'0"

CHOICE IS THE ULTIMATE LUXURY



FIRST FLOOR

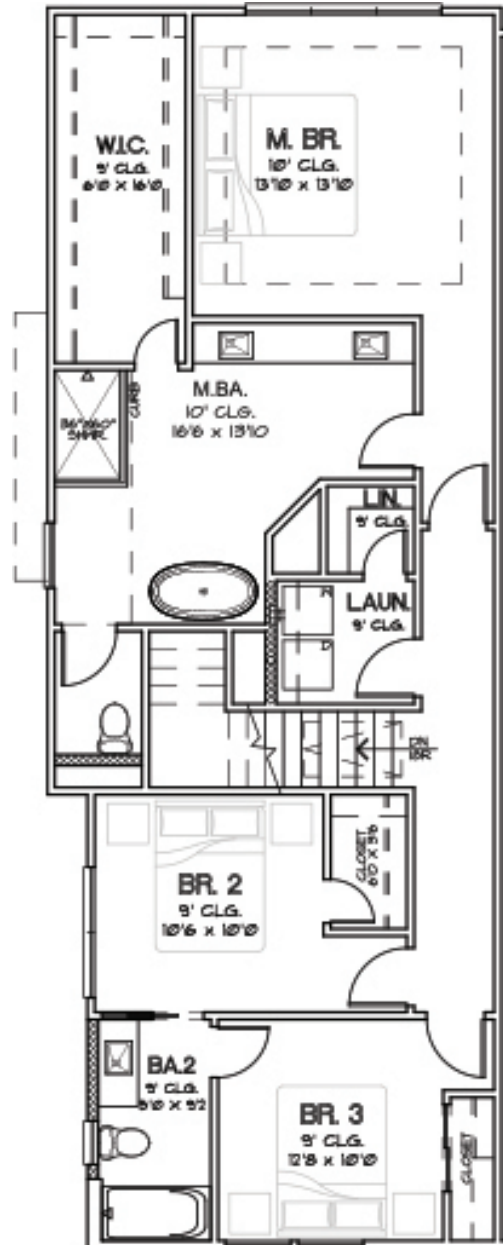


SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

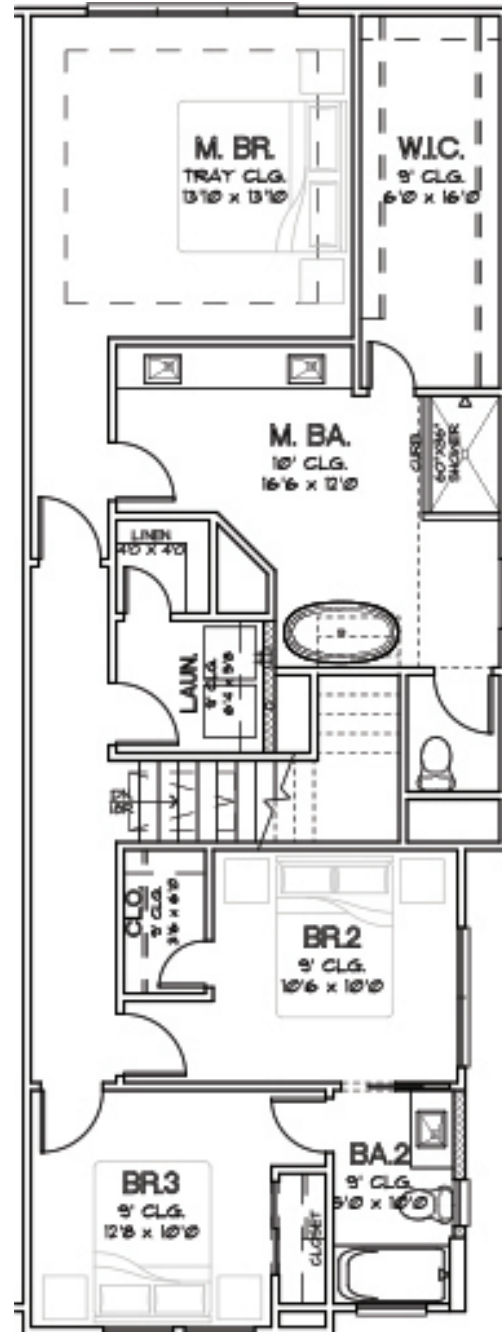


CITY HOMES
CHOICE

PARK AT PINEMONT
PLAN 1820
1,820 SQ.FT.



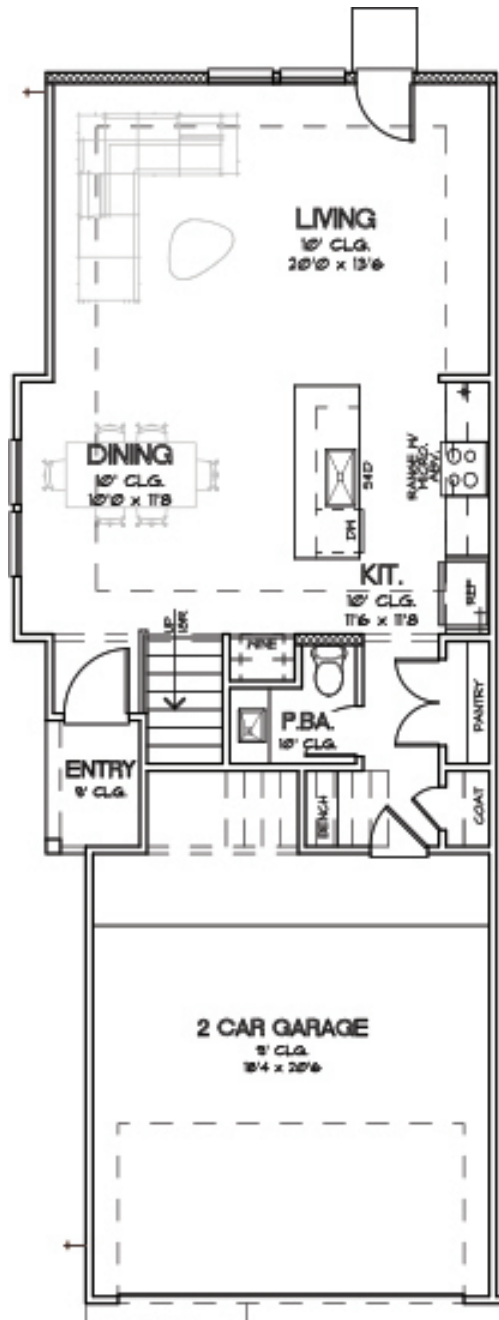
FIRST FLOOR



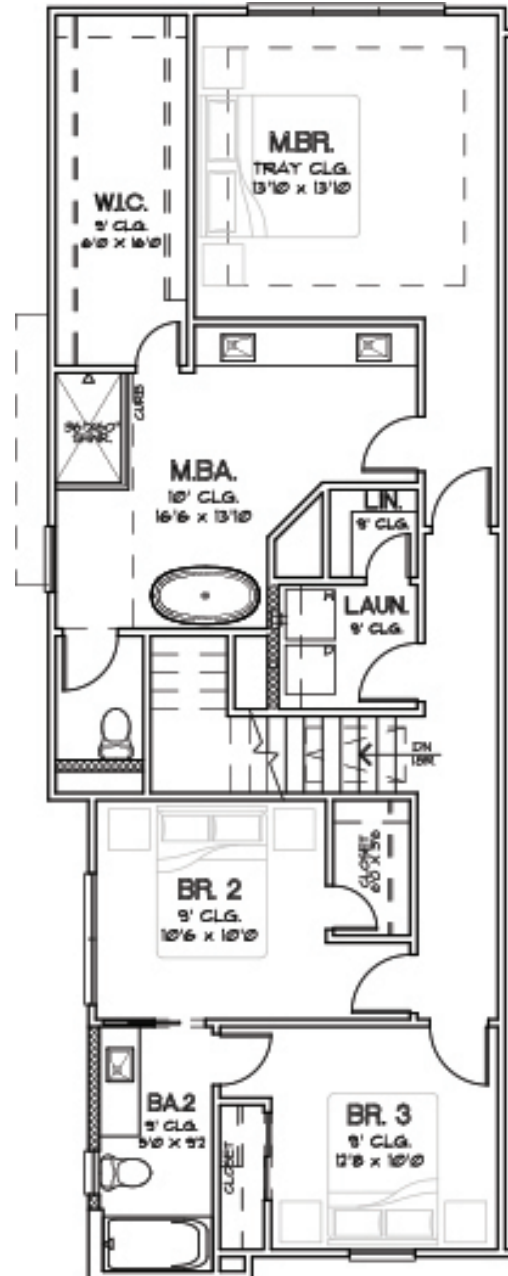
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

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



FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

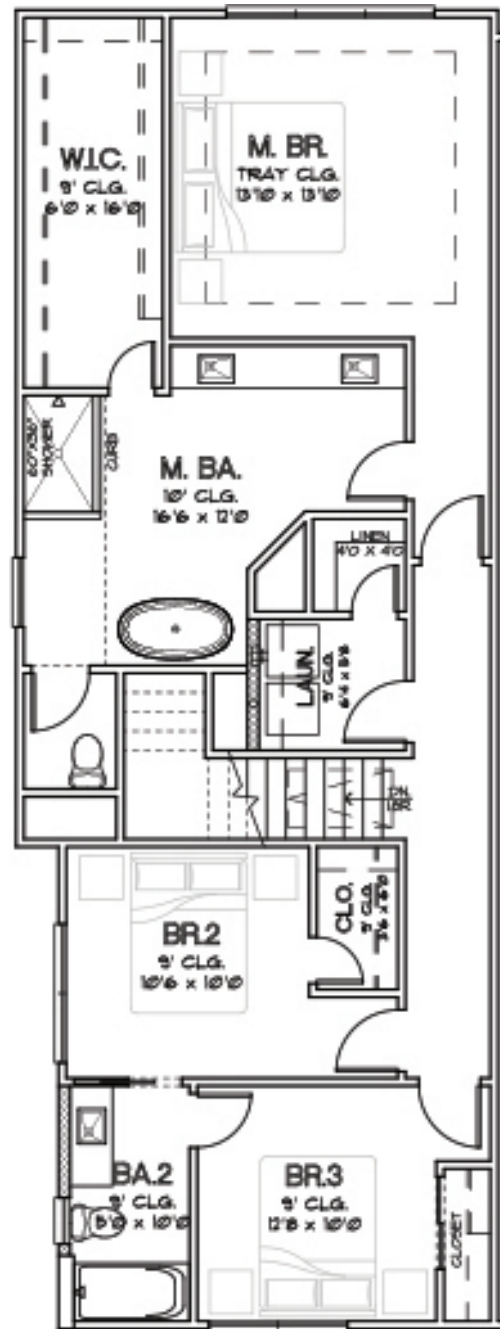


CITY HOMES
CHOICE

PARK AT PINEMONT
PLAN 1824
1,824 SQ.FT.



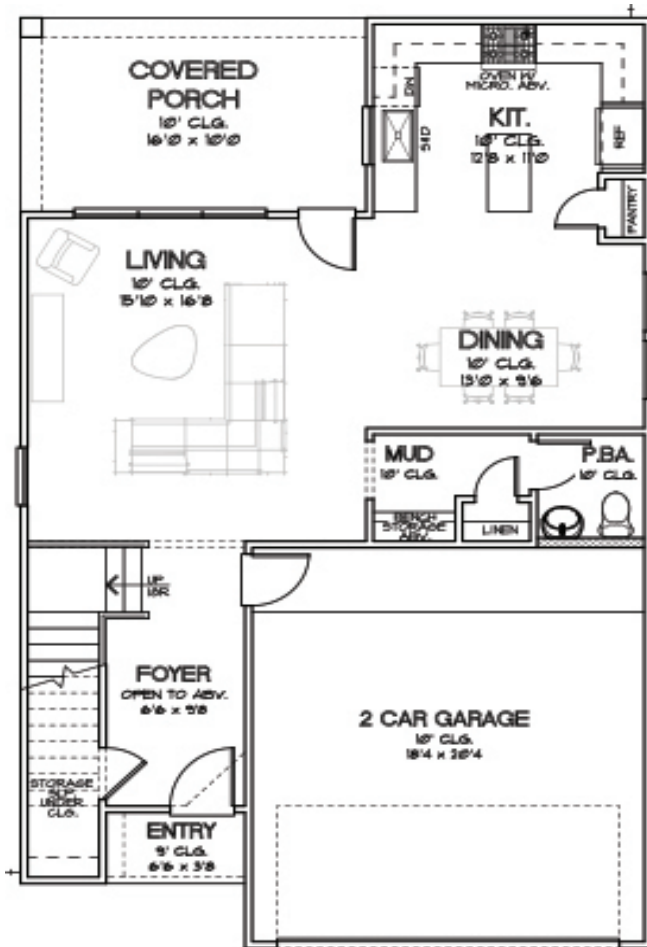
FIRST FLOOR



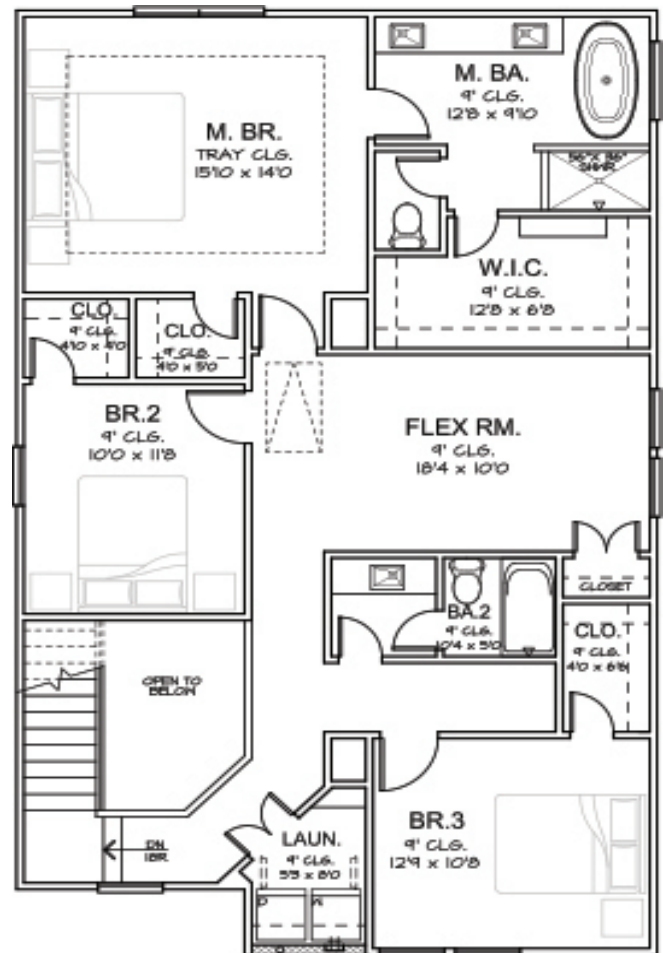
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

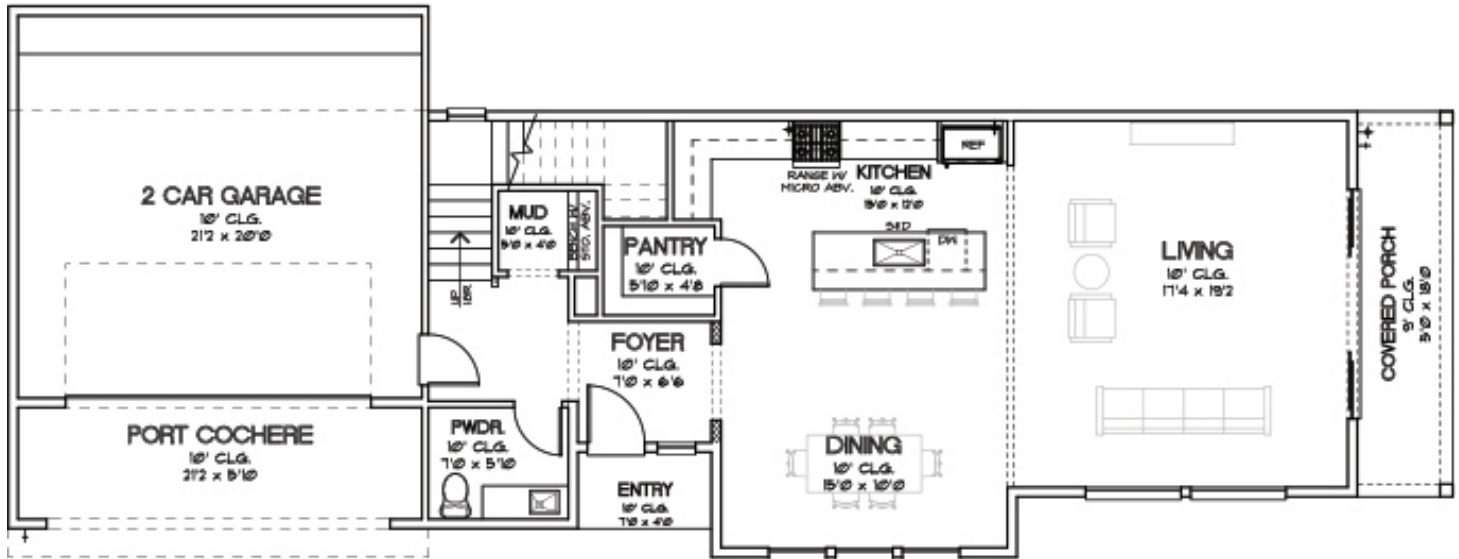




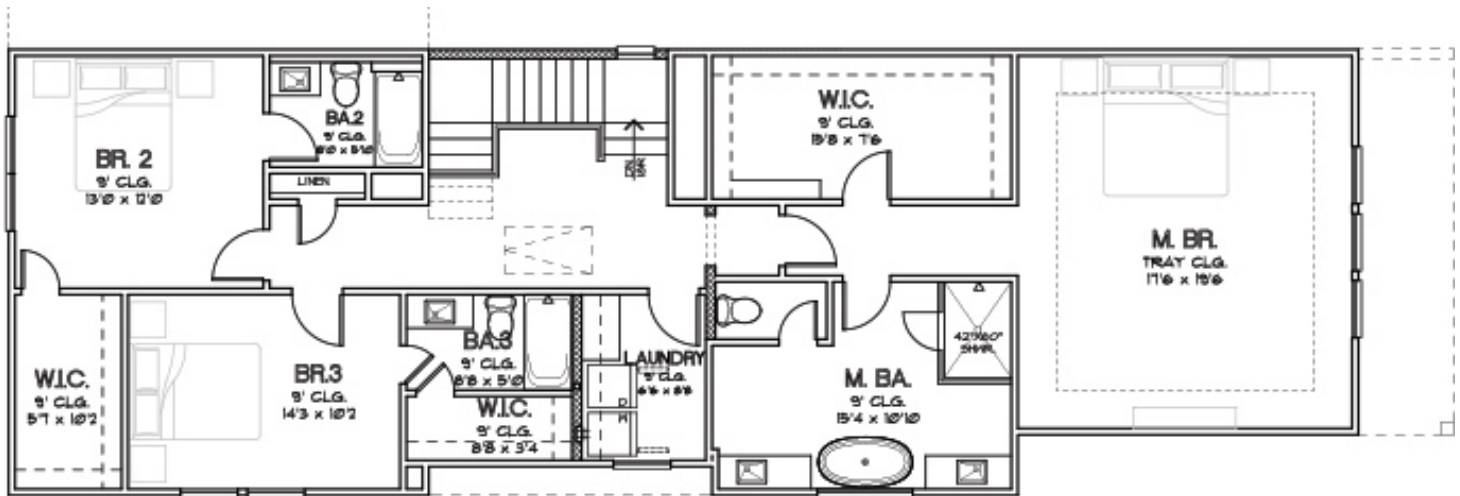
FIRST FLOOR



SECOND FLOOR



FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



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:

<i>Area:</i>	<i>Material:</i>	<i>R-Value:</i>
Exterior Walls	Batt	R-13
Ceilings	Batt	R-38
Attic	Blown	R-8

Appliances:

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

CHOICE IS THE ULTIMATE LUXURY

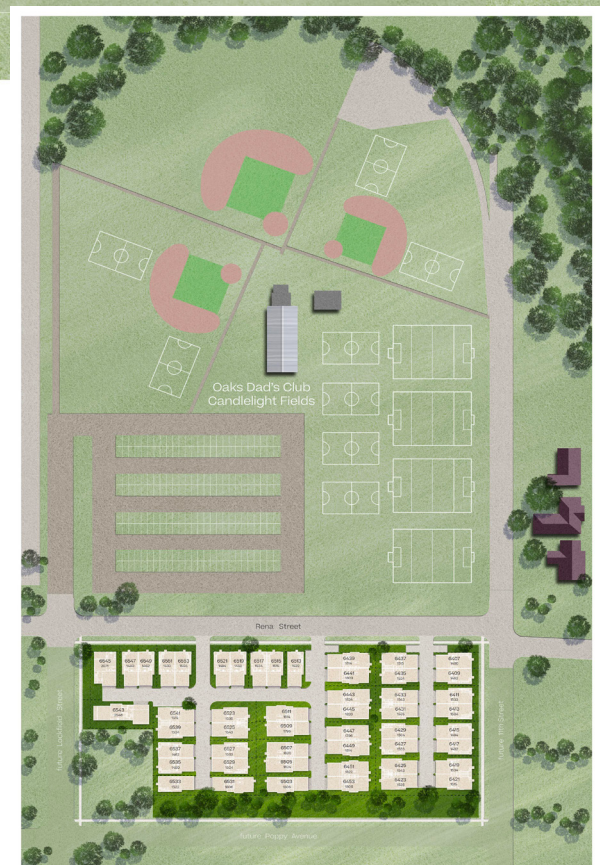




CITY HOMES
CHOICE

PARK AT PINEMONT

SITE PLAN



To learn more about this community, please contact:

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