



# PARK AT PINEMONT

A new community in the Oak Forest/Garden Oaks Area

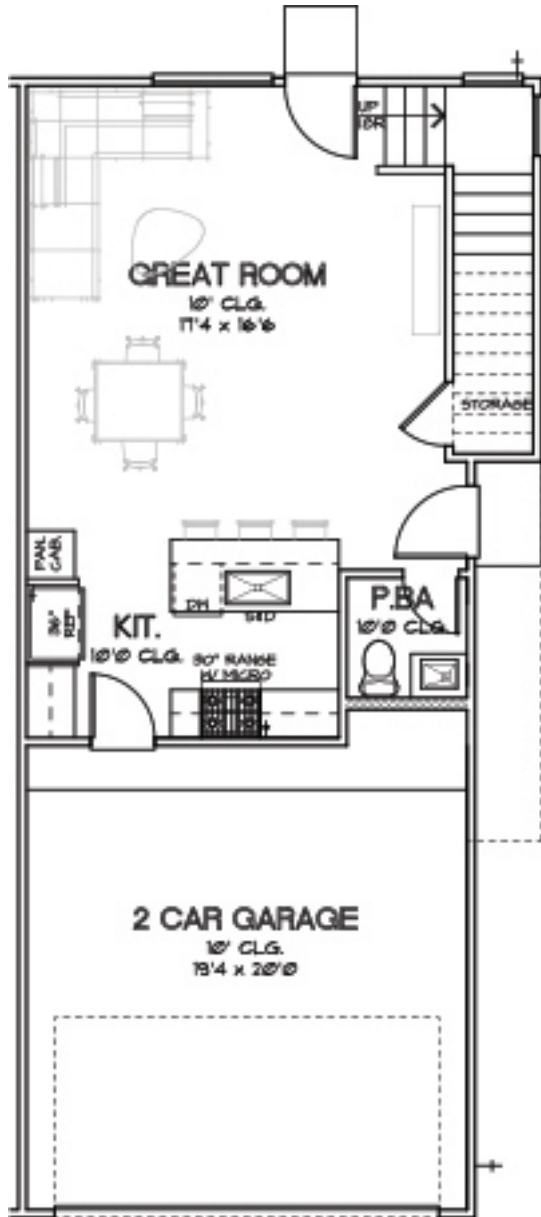


To learn more about this community, please contact:

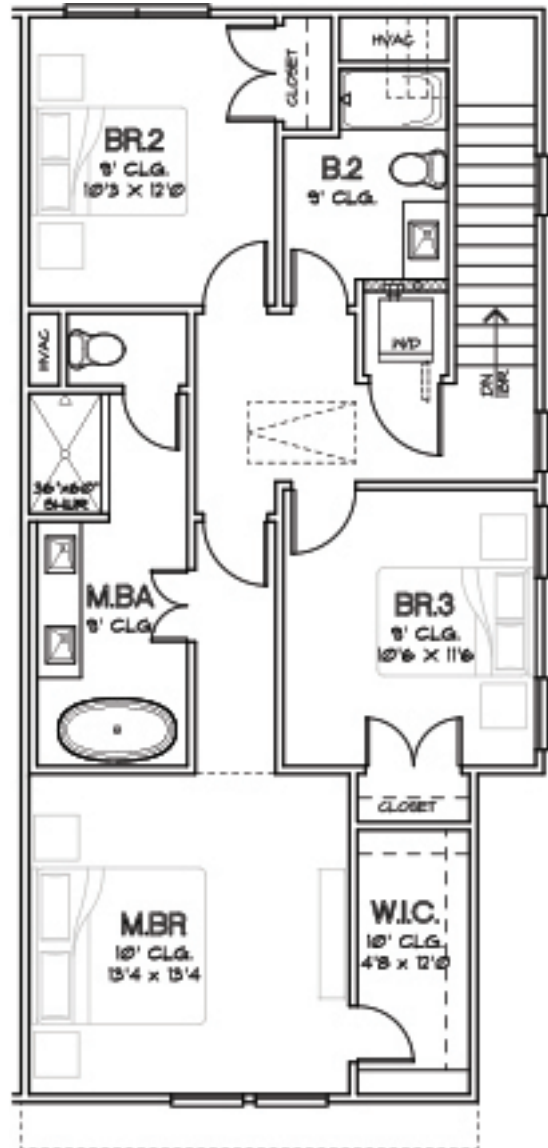
**Michael Afshari** | 832.875.3252  
michael.afshari@compass.com

CHOICE IS THE ULTIMATE LUXURY



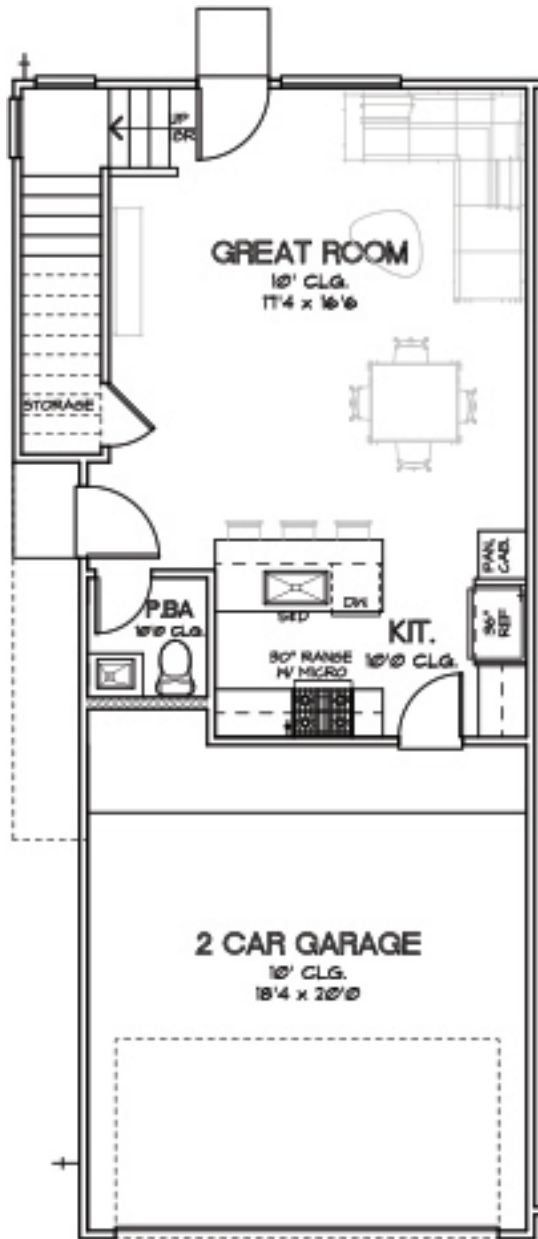


FIRST FLOOR

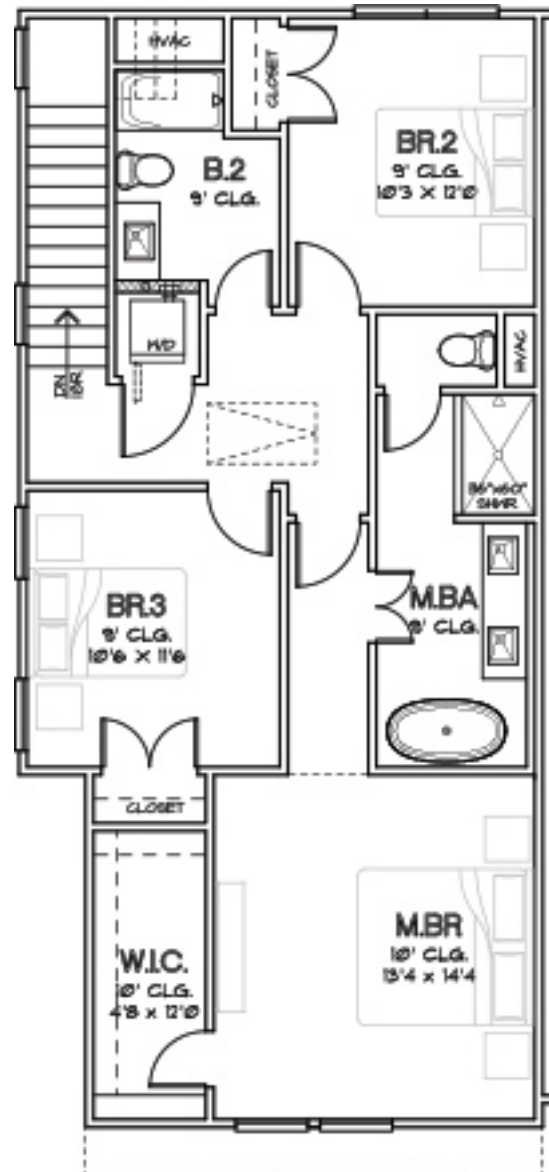


SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



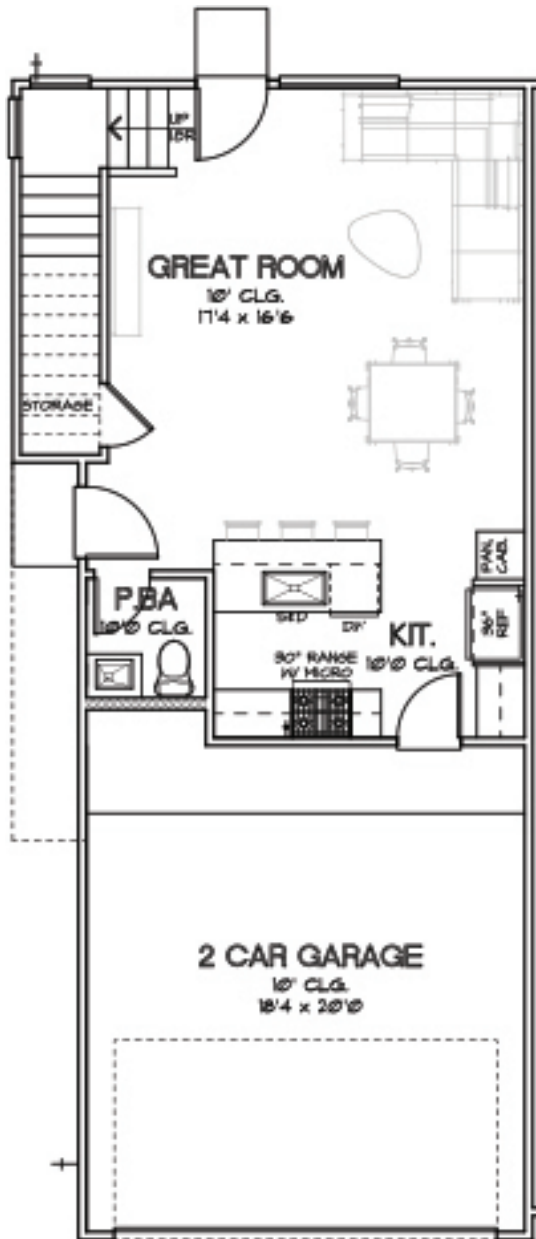
FIRST FLOOR



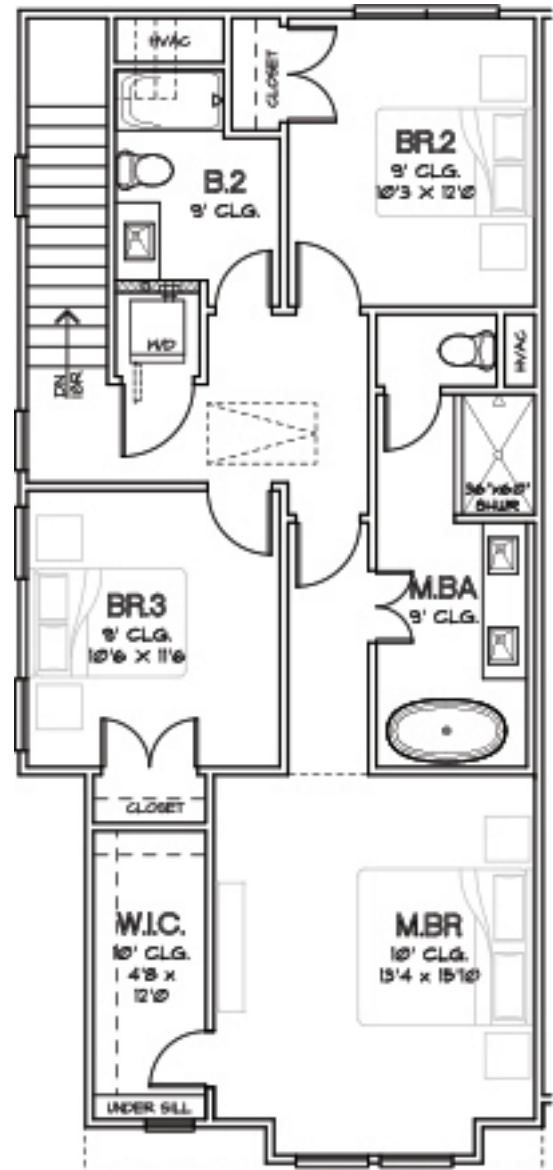
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



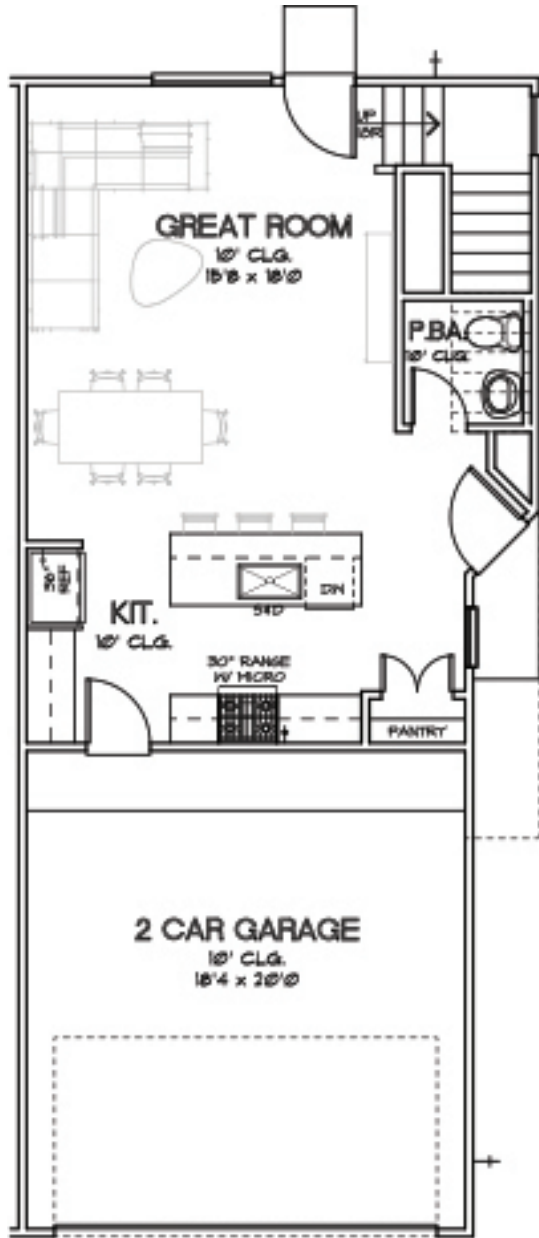


FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

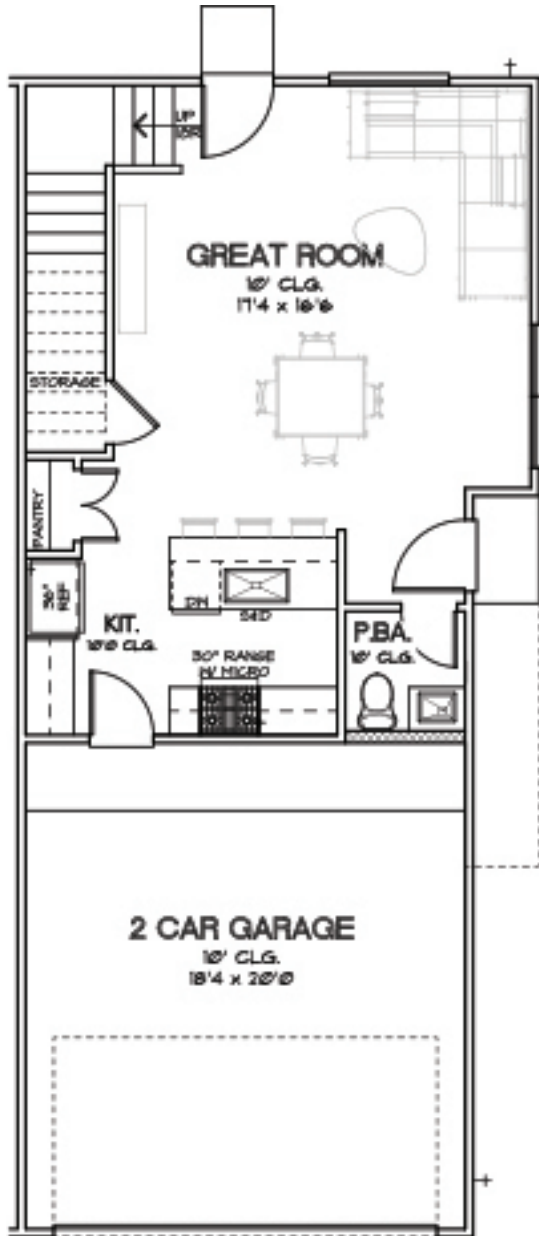


FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



UP 10R

PBA

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

DIN

30" RANGE  
10" MICRO

PANTRY

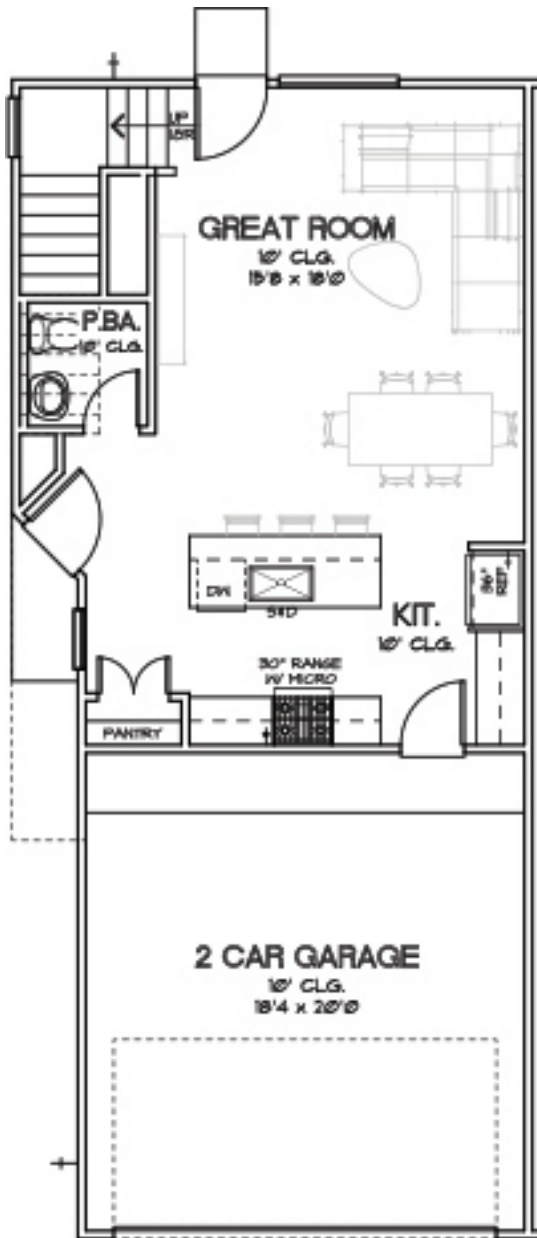
KIT.  
10' CLG.

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

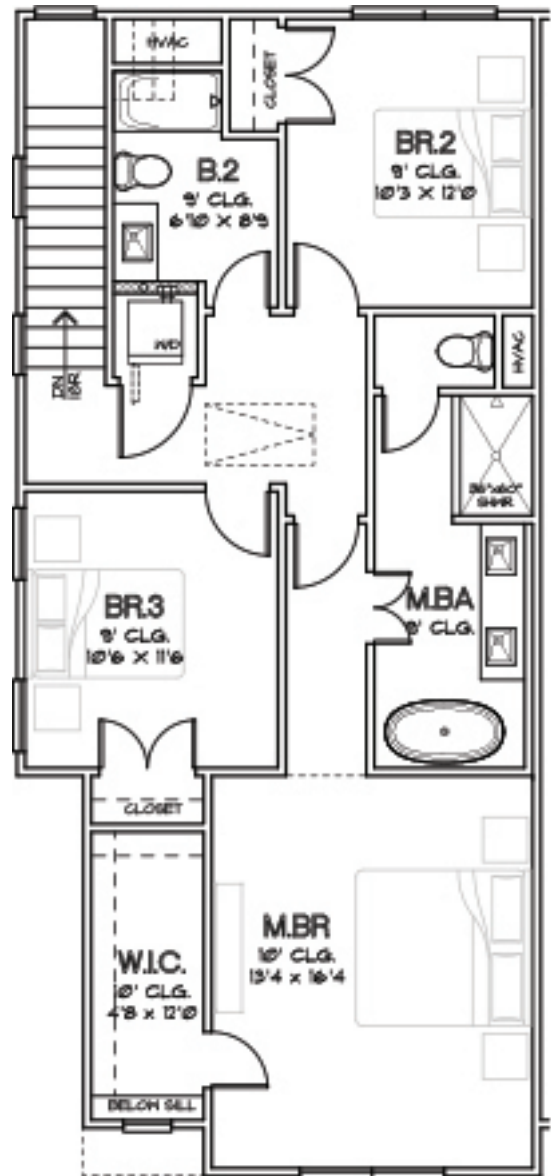
The second floor plan includes the following rooms and features:

- BR.2**: 8' CLG., 10'3" x 12'0"
- B.2**: 8' CLG., 4'10" x 8'9"
- BR.3**: 8' CLG., 10'6" x 11'6"
- MBA**: 8' CLG.
- M.BR**: 10' CLG., 13'4" x 14'4"
- W.I.C.**: 10' CLG., 4'8" x 12'0"
- CLINET**: Located near BR.2 and BR.3.
- W.C.**: Located near BR.2.
- W.C. 2**: Located near BR.3.
- W.C. 3**: Located near M.BR.
- W.C. 4**: Located near M.BR.
- W.C. 5**: Located near M.BR.
- W.C. 6**: Located near M.BR.
- W.C. 7**: Located near M.BR.
- W.C. 8**: Located near M.BR.
- W.C. 9**: Located near M.BR.
- W.C. 10**: Located near M.BR.
- W.C. 11**: Located near M.BR.
- W.C. 12**: Located near M.BR.
- W.C. 13**: Located near M.BR.
- W.C. 14**: Located near M.BR.
- W.C. 15**: Located near M.BR.
- W.C. 16**: Located near M.BR.
- W.C. 17**: Located near M.BR.
- W.C. 18**: Located near M.BR.
- W.C. 19**: Located near M.BR.
- W.C. 20**: Located near M.BR.
- W.C. 21**: Located near M.BR.
- W.C. 22**: Located near M.BR.
- W.C. 23**: Located near M.BR.
- W.C. 24**: Located near M.BR.
- W.C. 25**: Located near M.BR.
- W.C. 26**: Located near M.BR.
- W.C. 27**: Located near M.BR.
- W.C. 28**: Located near M.BR.
- W.C. 29**: Located near M.BR.
- W.C. 30**: Located near M.BR.
- W.C. 31**: Located near M.BR.
- W.C. 32**: Located near M.BR.
- W.C. 33**: Located near M.BR.
- W.C. 34**: Located near M.BR.
- W.C. 35**: Located near M.BR.
- W.C. 36**: Located near M.BR.
- W.C. 37**: Located near M.BR.
- W.C. 38**: Located near M.BR.
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- W.C. 40**: Located near M.BR.
- W.C. 41**: Located near M.BR.
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- W.C. 49**: Located near M.BR.
- W.C. 50**: Located near M.BR.
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- W.C. 52**: Located near M.BR.
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- W.C. 57**: Located near M.BR.
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- W.C. 87**: Located near M.BR.
- W.C. 88**: Located near M.BR.
- W.C. 89**: Located near M.BR.
- W.C. 90**: Located near M.BR.
- W.C. 91**: Located near M.BR.
- W.C. 92**: Located near M.BR.
- W.C. 93**: Located near M.BR.
- W.C. 94**: Located near M.BR.
- W.C. 95**: Located near M.BR.
- W.C. 96**: Located near M.BR.
- W.C. 97**: Located near M.BR.
- W.C. 98**: Located near M.BR.
- W.C. 99**: Located near M.BR.
- W.C. 100**: Located near M.BR.

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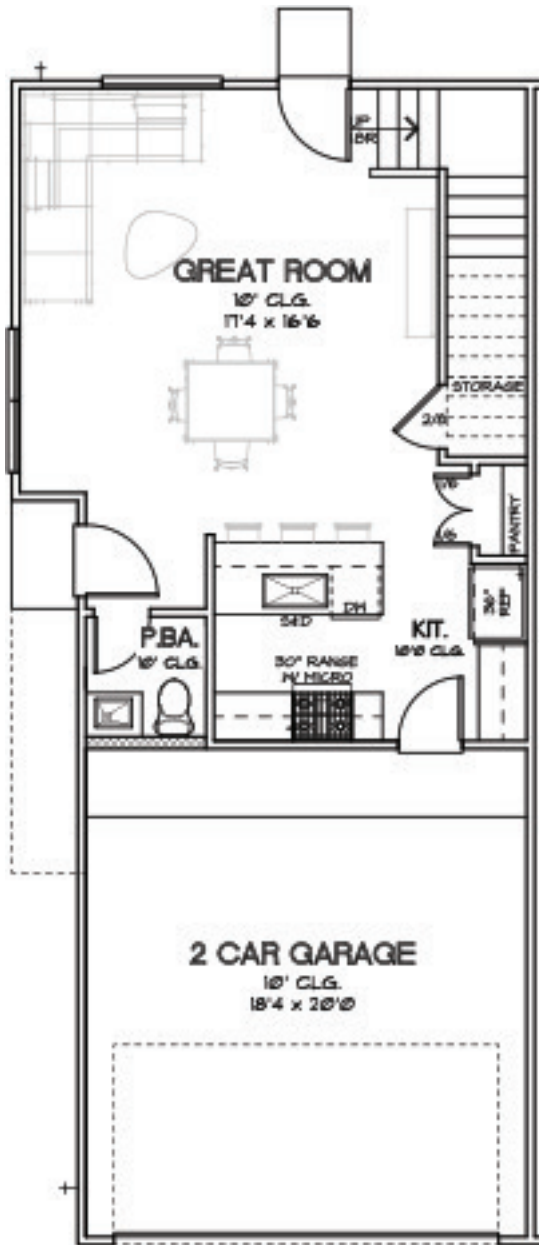
FIRST FLOOR



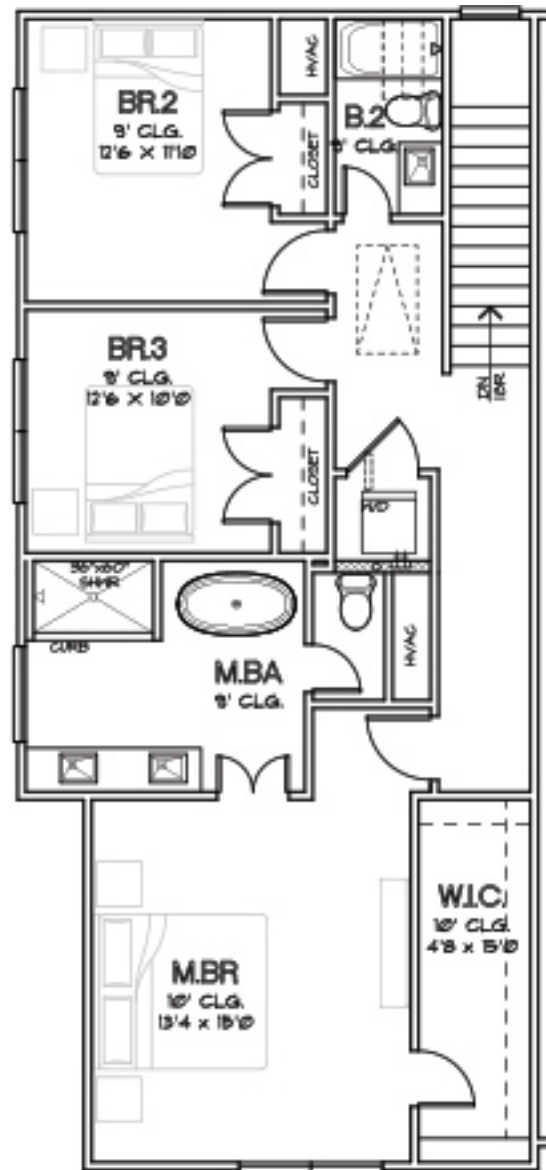
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



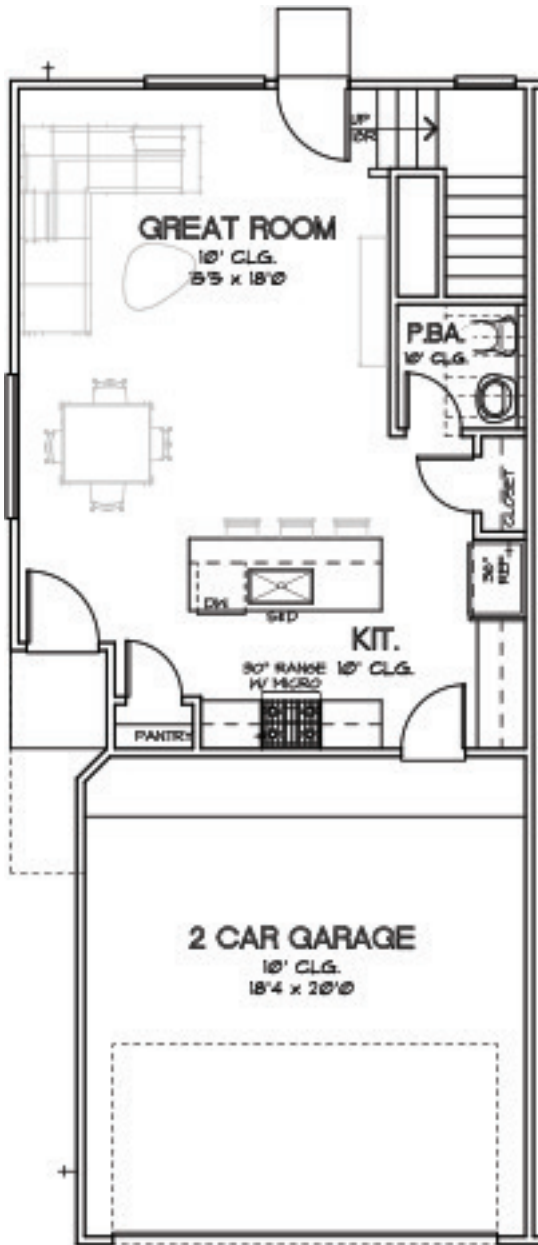


FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

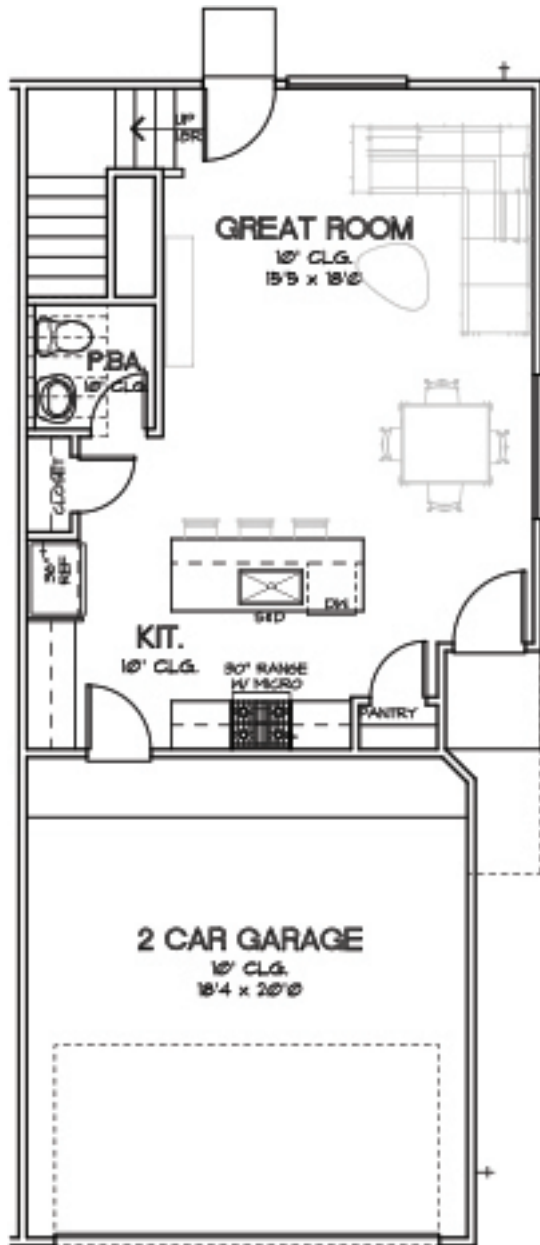


FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

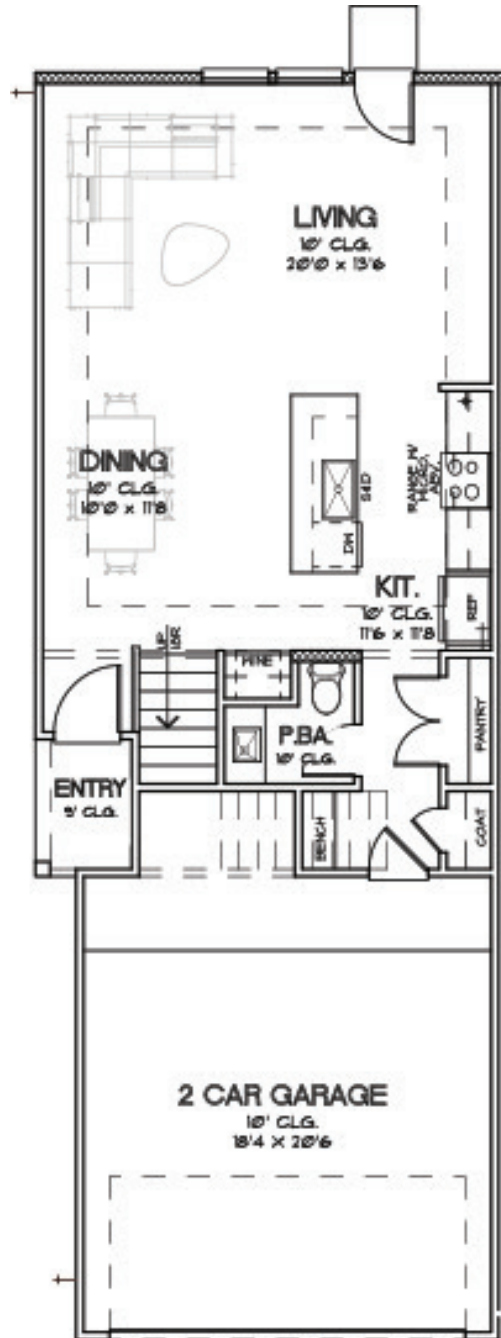


FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



FIRST FLOOR



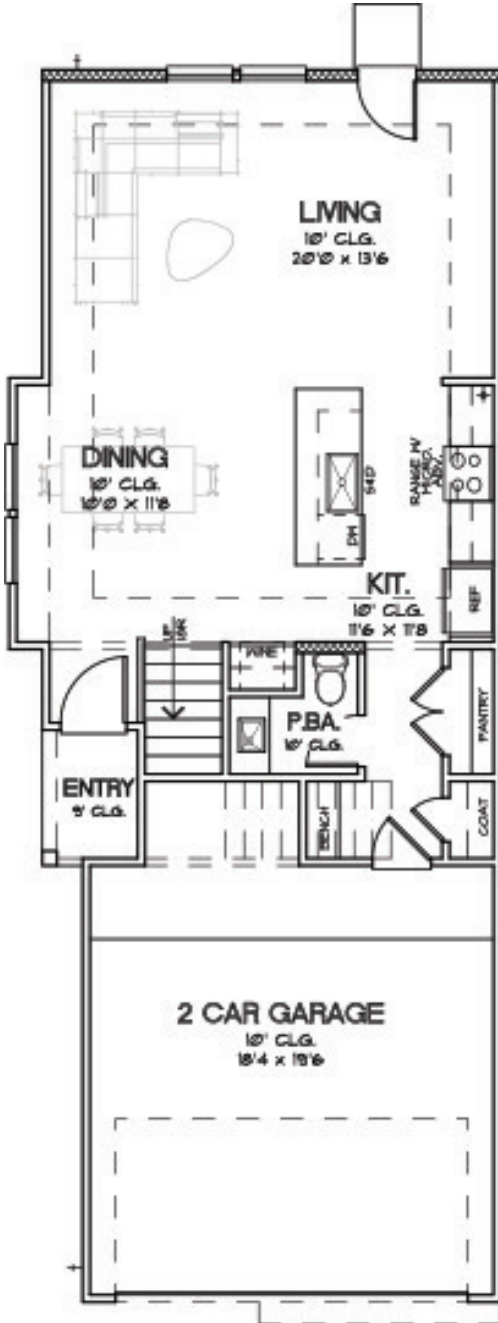
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

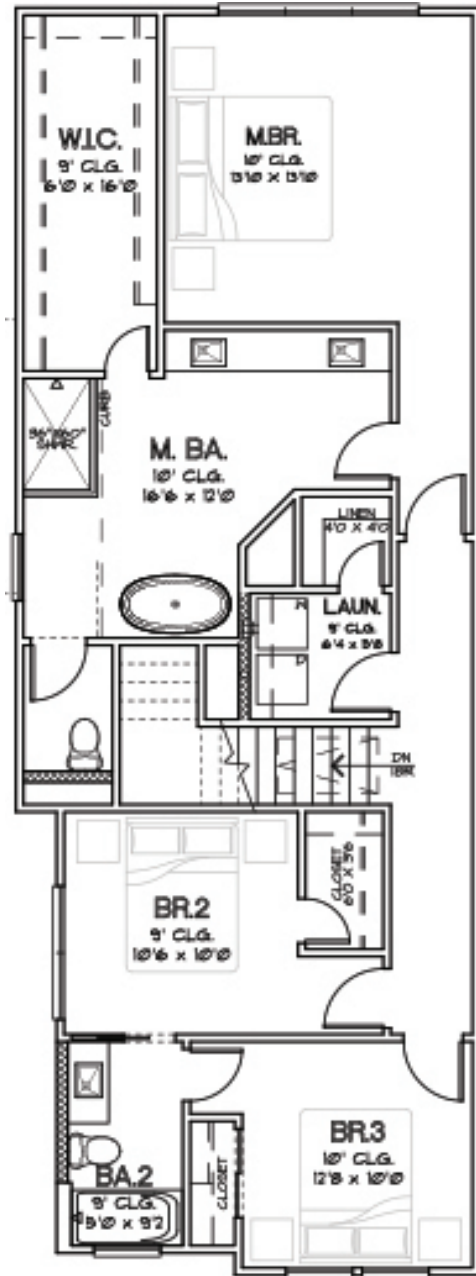




PARK AT PINEMONT  
PLAN 1806  
1,806 SQ.FT.



## FIRST FLOOR



## SECOND FLOOR

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This floor plan shows a 2-car garage house with a living area, dining room, kitchen, and a 2-car garage. The layout includes a living room with a fireplace, a dining room with a table and chairs, a kitchen with a sink, stove, and refrigerator, a pantry, a coat closet, a bathroom, a linen closet, and a central entry. The garage is a 2-car garage with a 10' x 19'6" area.

**LIVING**  
10' CLG.  
20'0" x 13'6"

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

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

**PANTRY**

**COAT**

**P.B.A.**  
10' CLG.

**ENTRY**  
9' CLG.

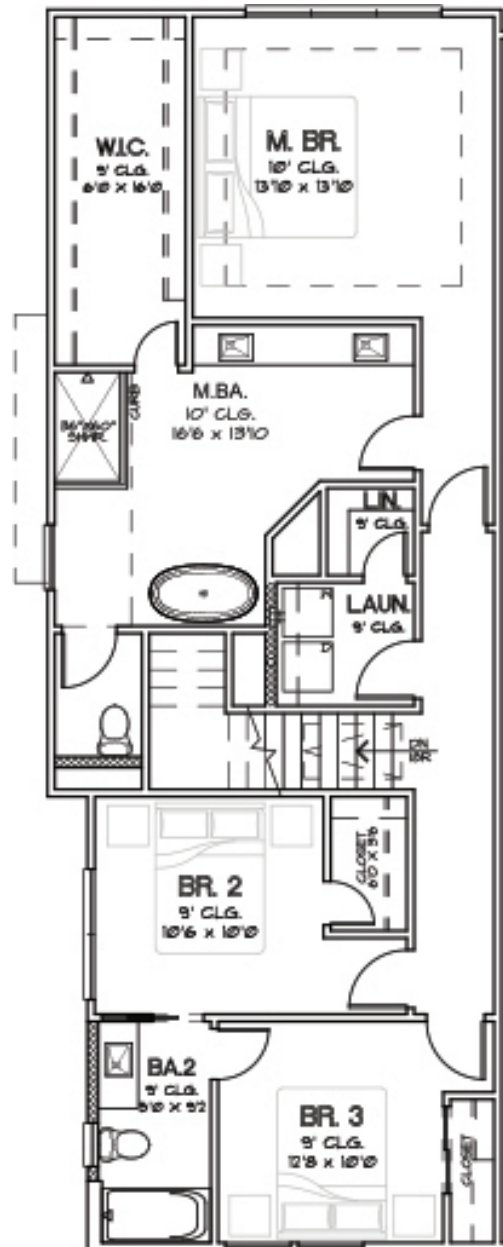
**2 CAR GARAGE**  
10' CLG.  
18'4" x 19'6"

[illegible]

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FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



PLAN 1820  
1,820 SQ.FT.



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 sink, stove, and refrigerator, a pantry, a coat closet, a bathroom, and a bedroom. The garage is a 2-car garage with a 10'4" x 20'6" area.

**LIVING**  
10' CLG.  
20'0" x 13'6"

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

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

**P.B.A.**  
10' CLG.

**ENTRY**  
8' CLG.

**2 CAR GARAGE**  
8' CLG.  
10'4" x 20'6"

Other labels include: SINK, STOVE, REFR., PANTRY, COAT, BATH, BED, and UP 10'6".

**MBR.**  
TRAY CLG.  
13'10" x 13'10"

**W.C.**  
5' CLG.  
6'0" x 10'0"

**M.B.A.**  
10' CLG.  
16'6" x 13'10"

**LIN.**  
8' CLG.

**LAUN.**  
8' CLG.

**BR. 2**  
9' CLG.  
10'6" x 10'10"

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

**BA2**  
5' CLG.  
5'0" x 9'2"

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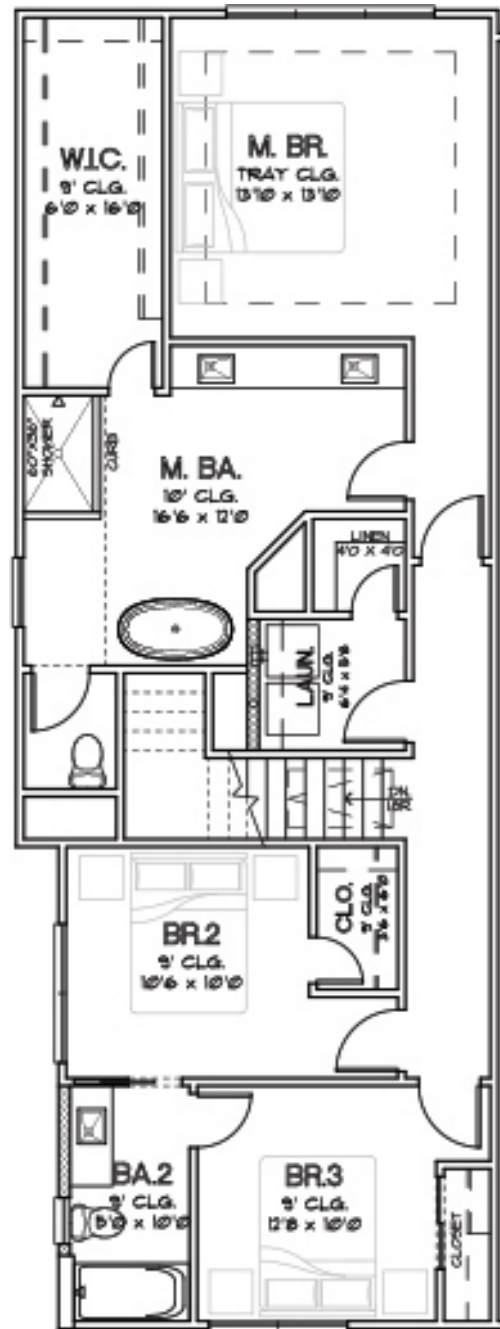


CITY HOMES  
CHOICE

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



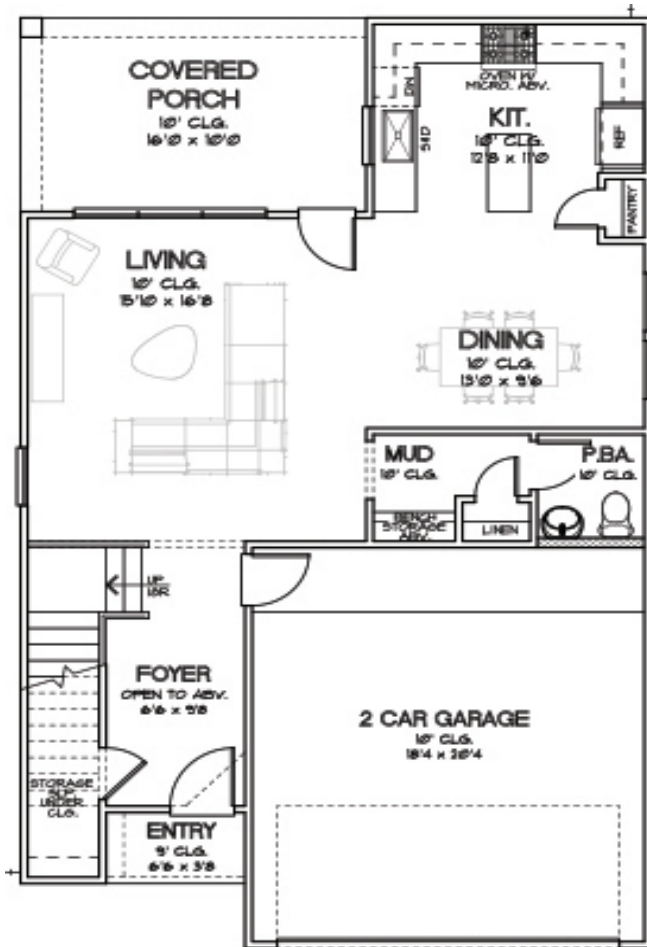
FIRST FLOOR



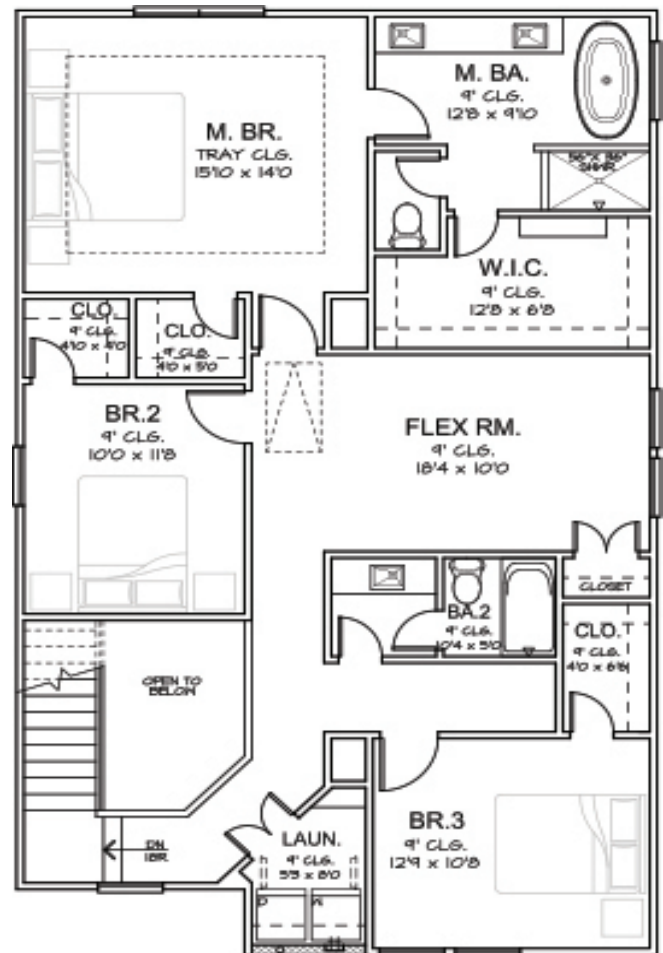
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY





FIRST FLOOR

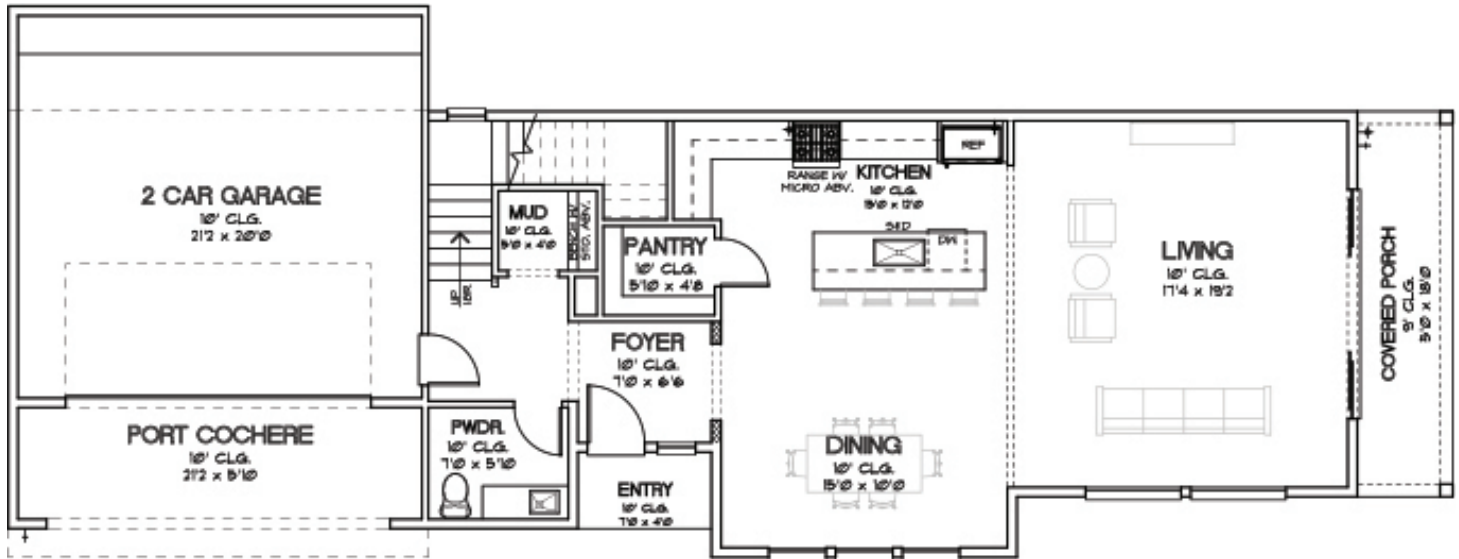


SECOND FLOOR

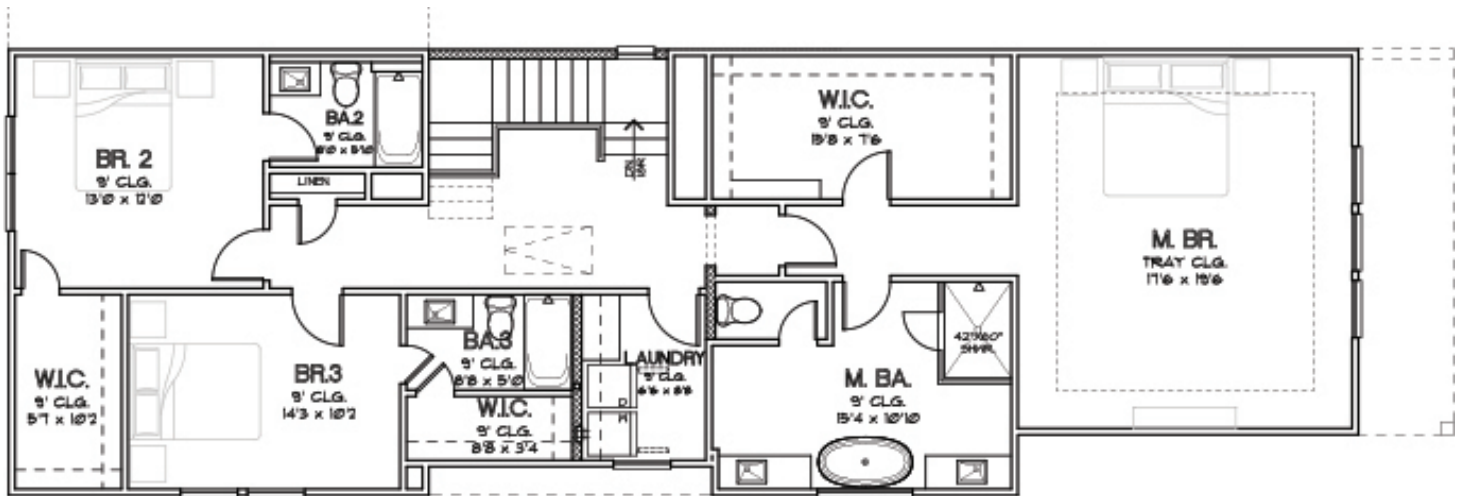


CITY HOMES  
CHOICE

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



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
- Modern Chrome Fixtures in Baths

#### 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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