



PARK AT PINEMONT

A new community in the Oak Forest/Garden Oaks Area

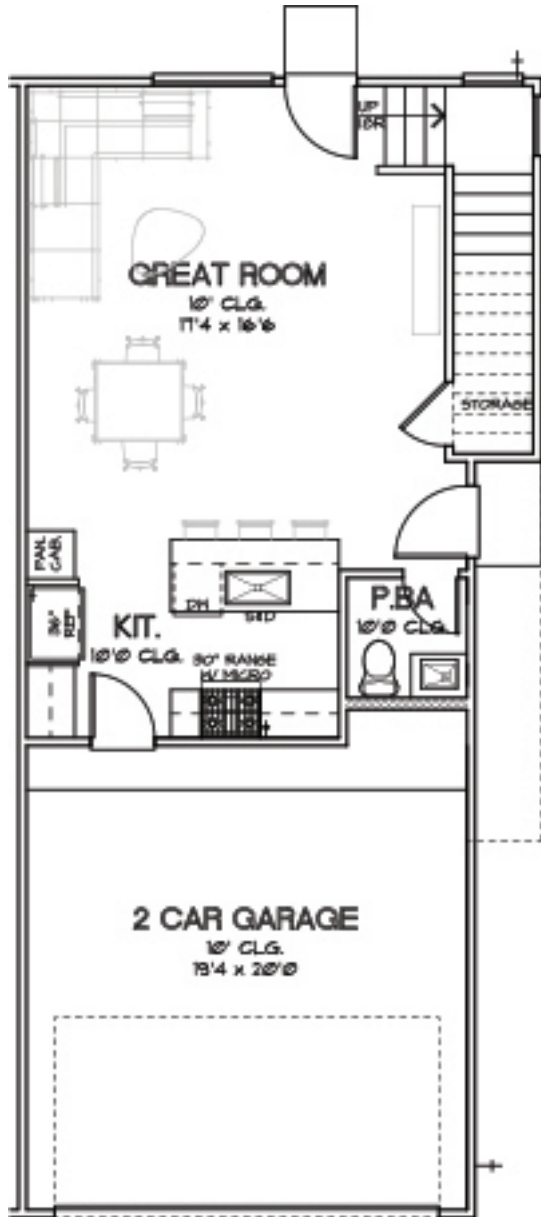


To learn more about this community, please contact:

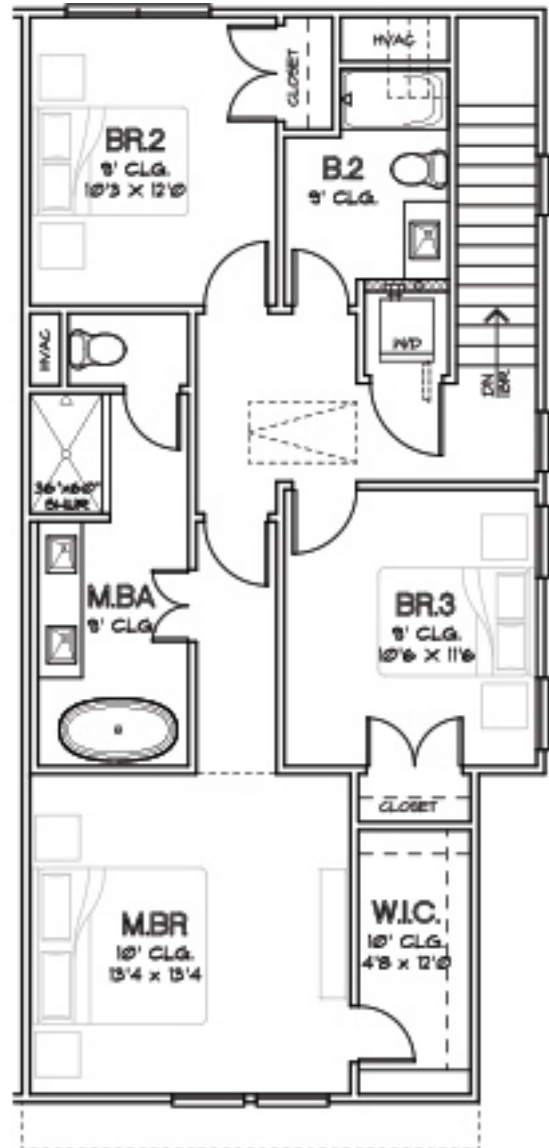
New Age HTX | 713.505.8805

CHOICE IS THE ULTIMATE LUXURY



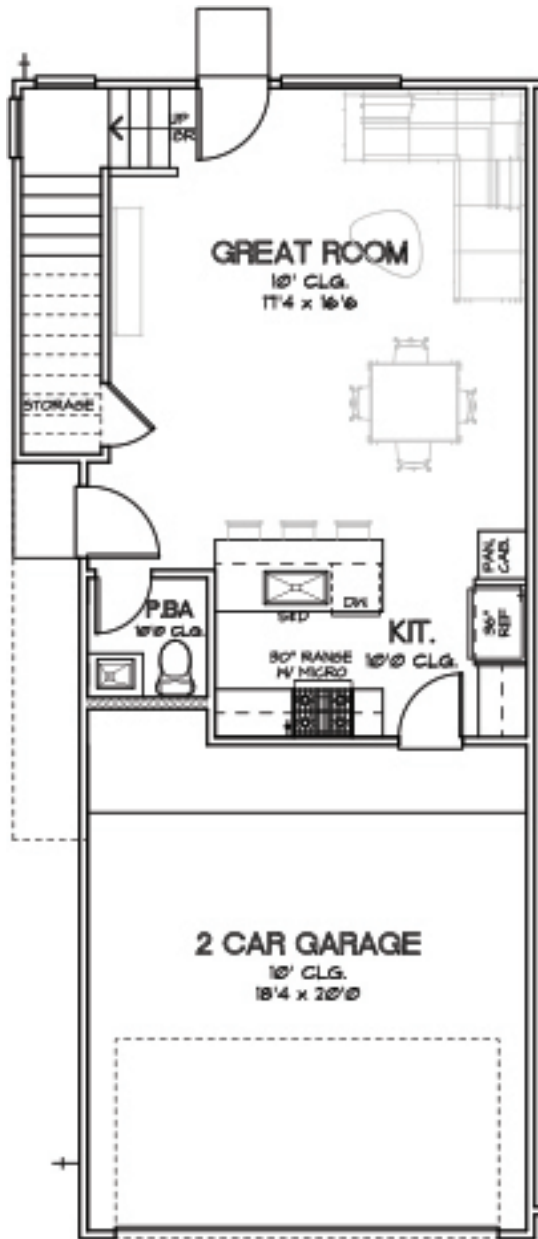


FIRST FLOOR

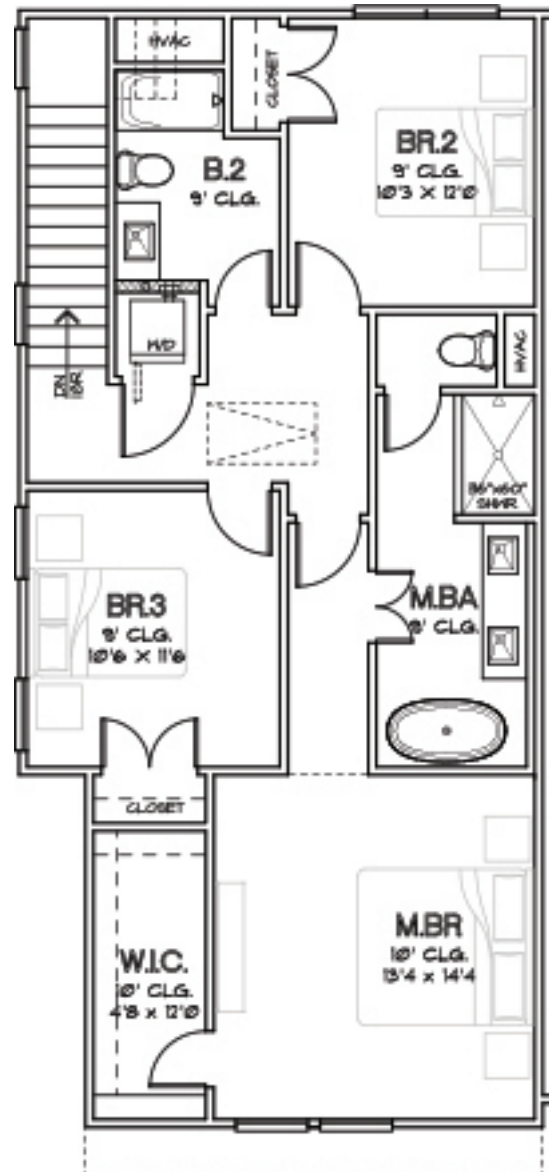


SECOND FLOOR

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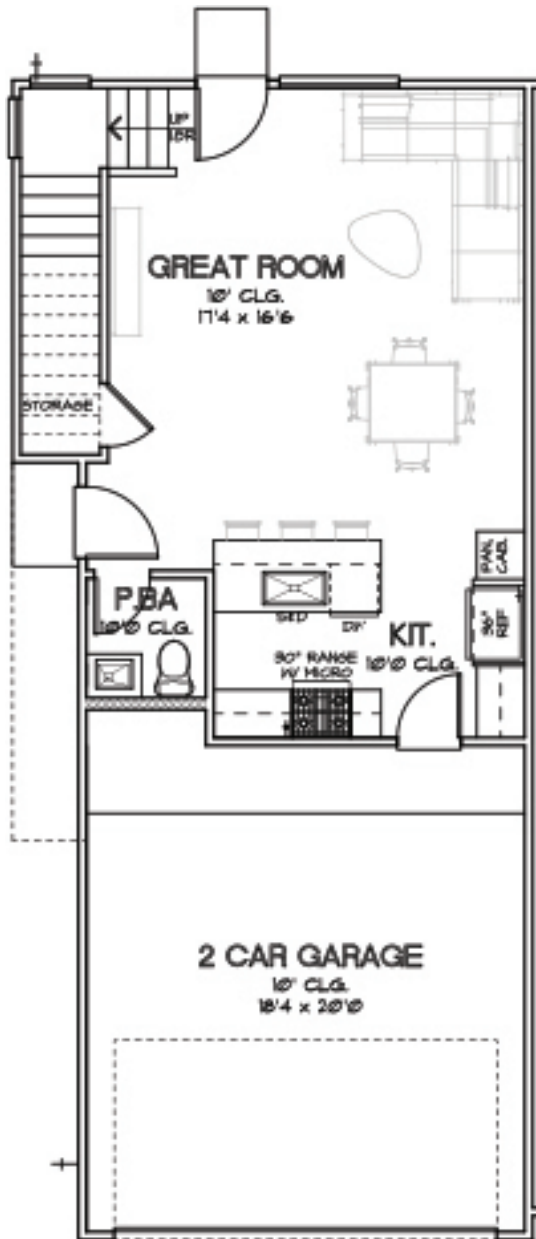


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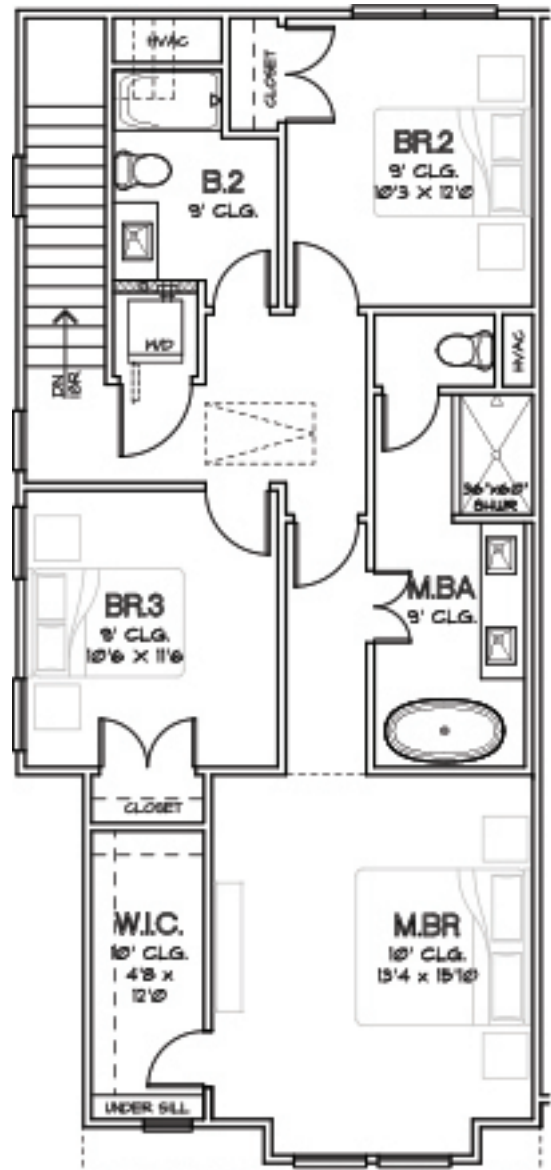


SECOND FLOOR

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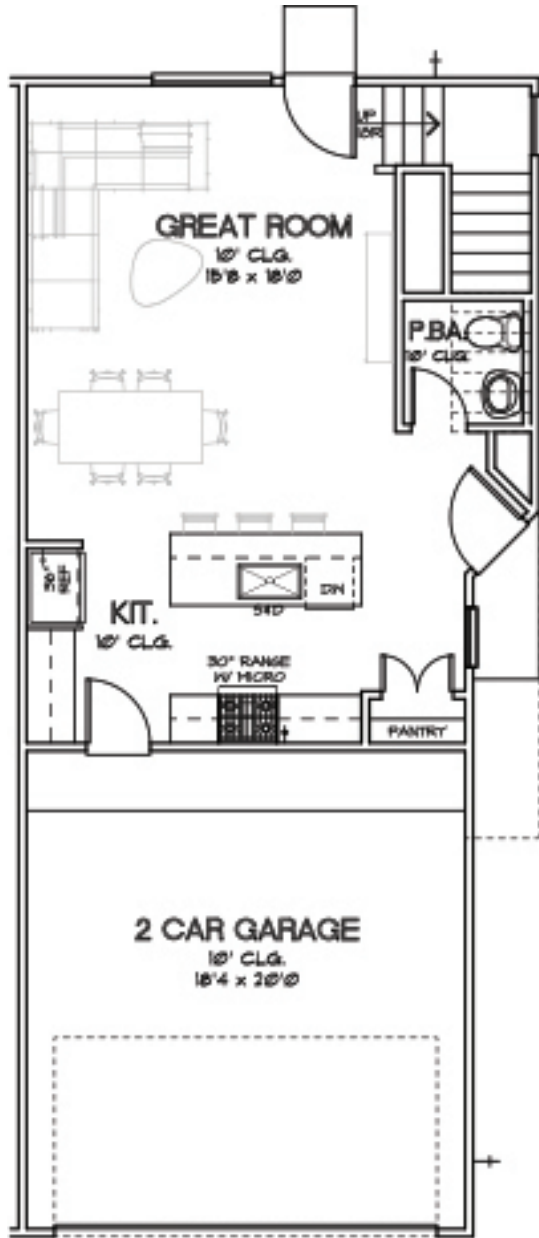


FIRST FLOOR



SECOND FLOOR

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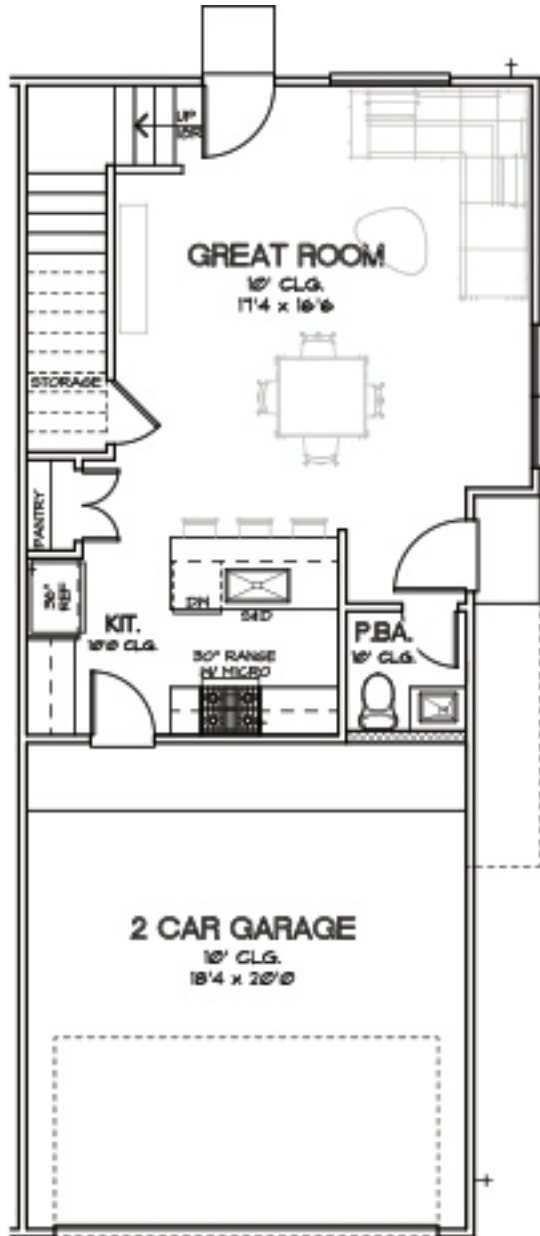


FIRST FLOOR



SECOND FLOOR

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FIRST FLOOR



SECOND FLOOR

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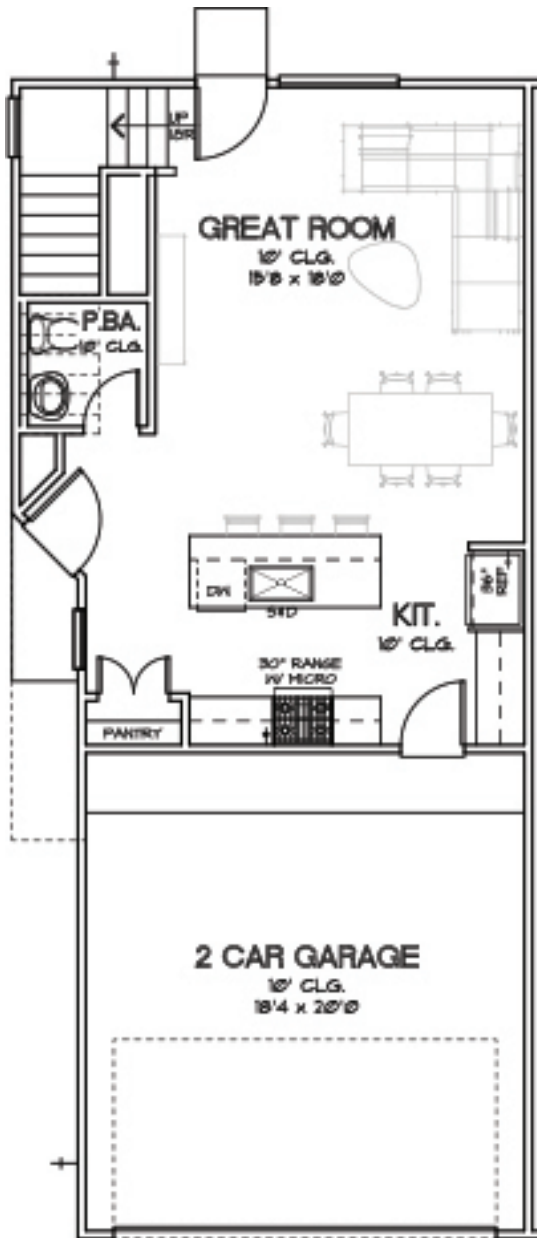


Floor plan of the main level of a house. The plan includes a Great Room (10' CLG, 15'0" x 10'0") with a fireplace and a large oval rug. A Dining Room (10' CLG) is adjacent to the Great Room, featuring a rectangular table and chairs. The Kitchen (10' CLG) is located next to the Dining Room, equipped with 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".

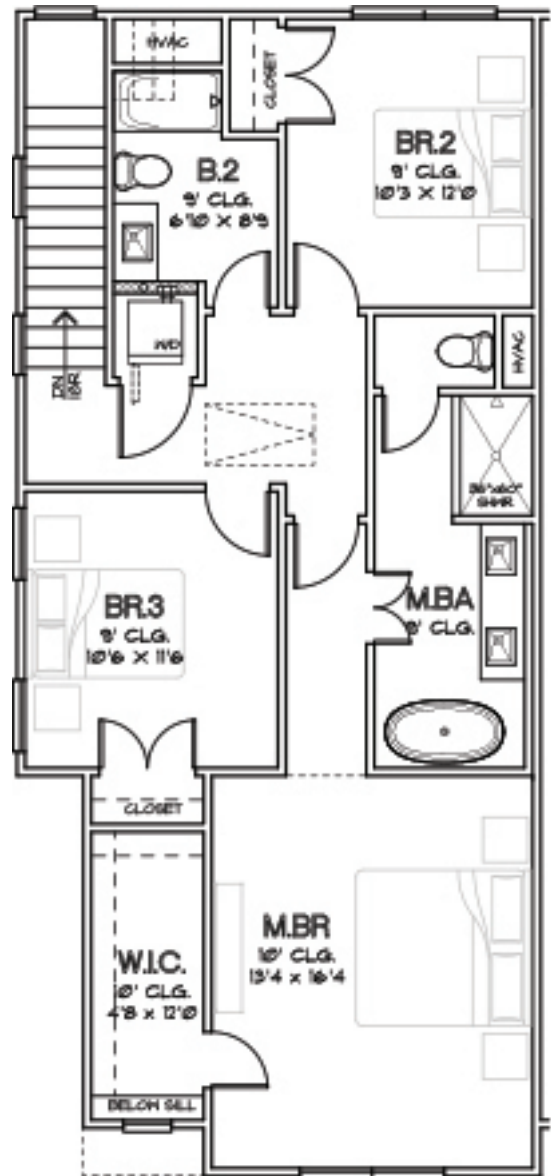
The second floor plan includes the following rooms and features:

- BR.2**: 8' CLG., 10'3" x 12'0"
- B.2**: 9' CLG., 6'10" x 8'9"
- BR.3**: 8' CLG., 10'6" x 11'6"
- MBA**: 9' CLG.
- M.BR**: 10' CLG., 13'4" x 14'4"
- W.I.C.**: 10' CLG., 13'8" x 12'0"
- CLOSET**: Multiple closets are shown throughout the floor.
- STAIRS**: A staircase is located on the left side of the floor.
- BELOW SILL**: A label indicating a feature below the sill level.

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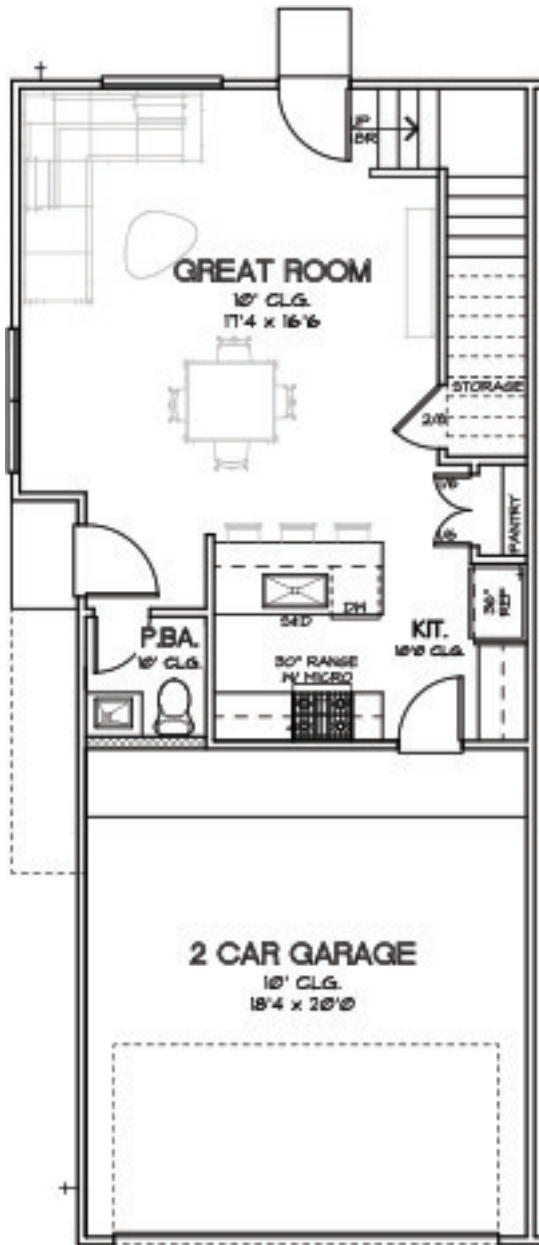


FIRST FLOOR

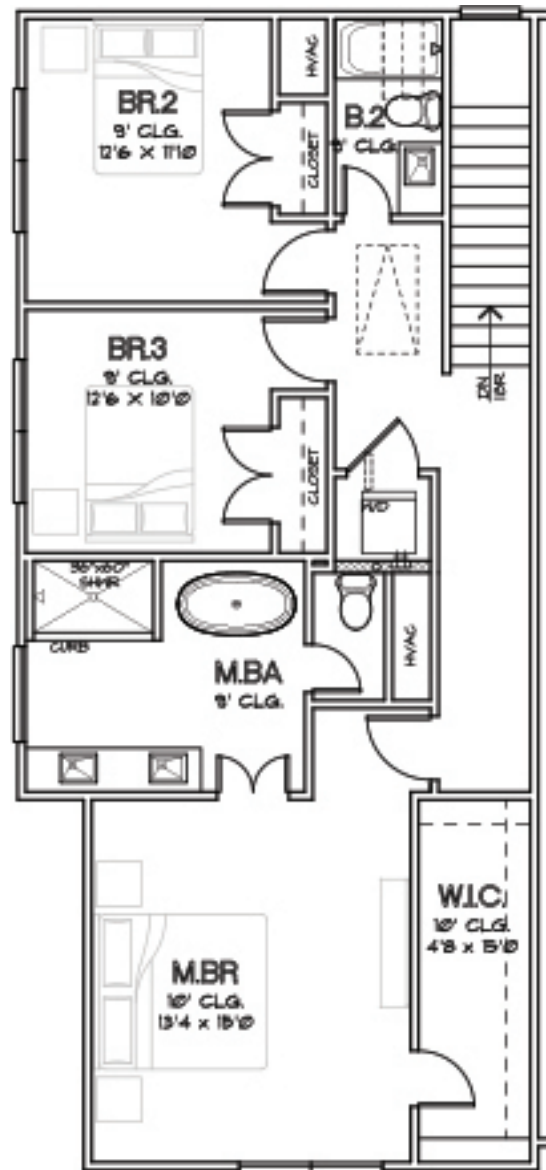


SECOND FLOOR

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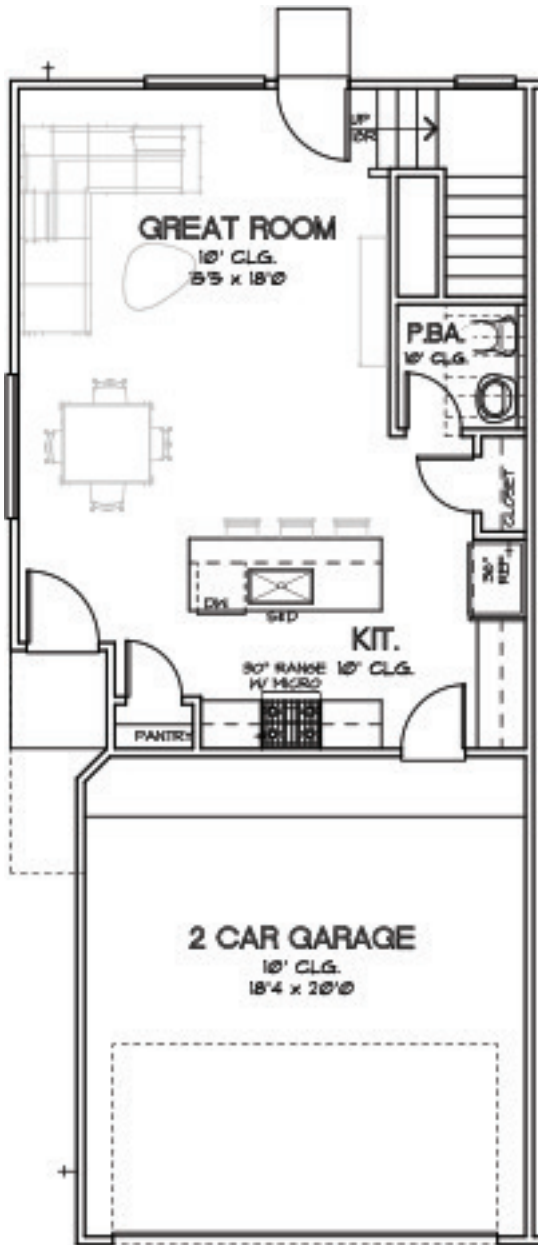


FIRST FLOOR



SECOND FLOOR

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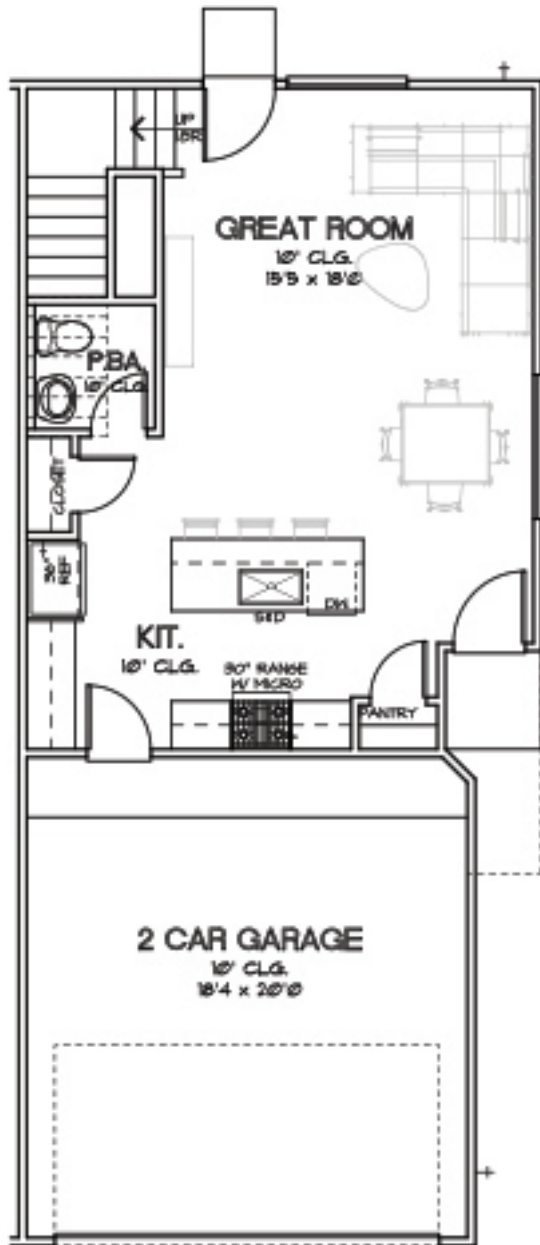


FIRST FLOOR



SECOND FLOOR

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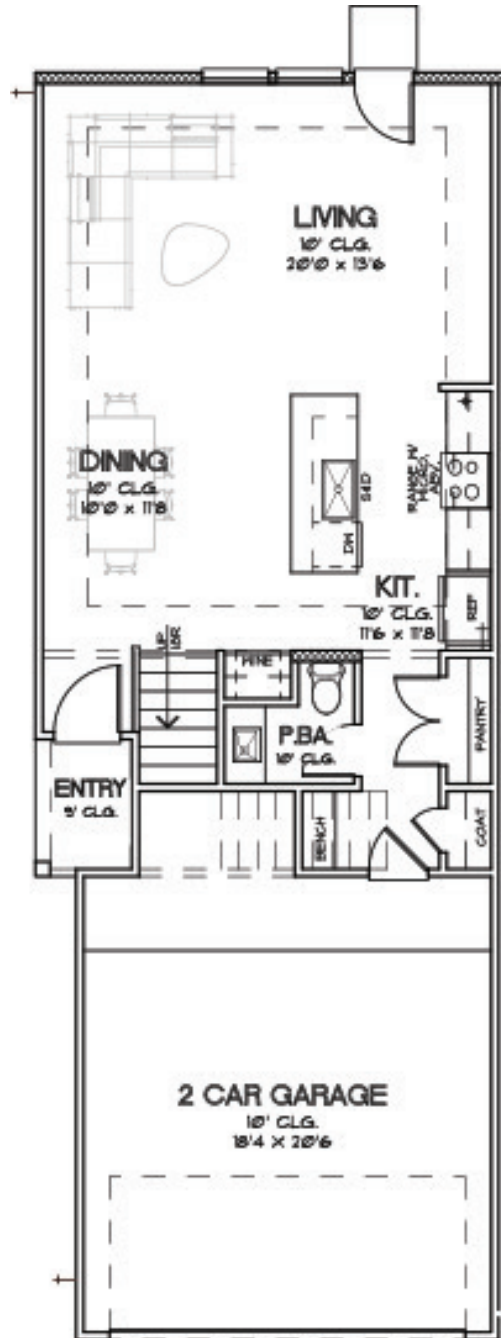


FIRST FLOOR



SECOND FLOOR

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FIRST FLOOR



SECOND FLOOR

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This floor plan shows a 2-car garage (10'4" x 10'6") at the front. The main living area includes a living room (10' CLG., 20'0" x 13'6") with a fireplace, a dining room (10' CLG., 10'0" x 11'8") with a table and chairs, and a kitchen (10' CLG., 11'6" x 11'8") with a range, hood, sink, and refrigerator. A central hallway (HALL) connects the living areas to a bathroom (P.B.A., 10' CLG.) and a coat closet (COAT). A large entry (10' CLG.) leads from the garage area into the house.

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

M.B.R.
10' CLG.
13'0" x 13'0"

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

LAUN.
9' CLG.
6'4" x 9'0"

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

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

BA.2
9' CLG.
5'0" x 9'0"

CLINEN
4'0" x 4'0"

CLOSET
6'0" x 5'6"

CLOSET

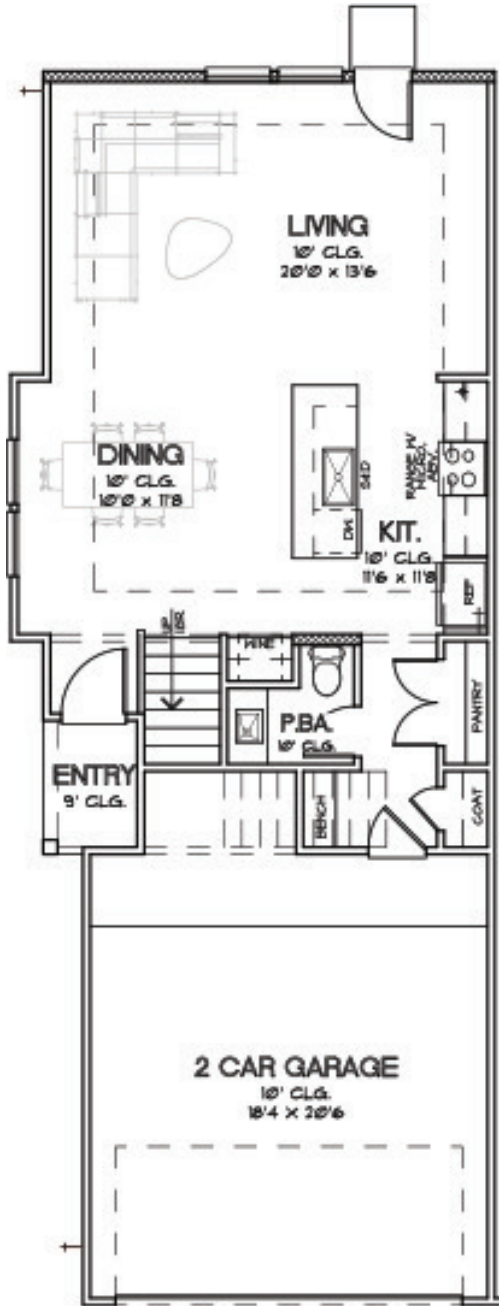
DN
10'0"

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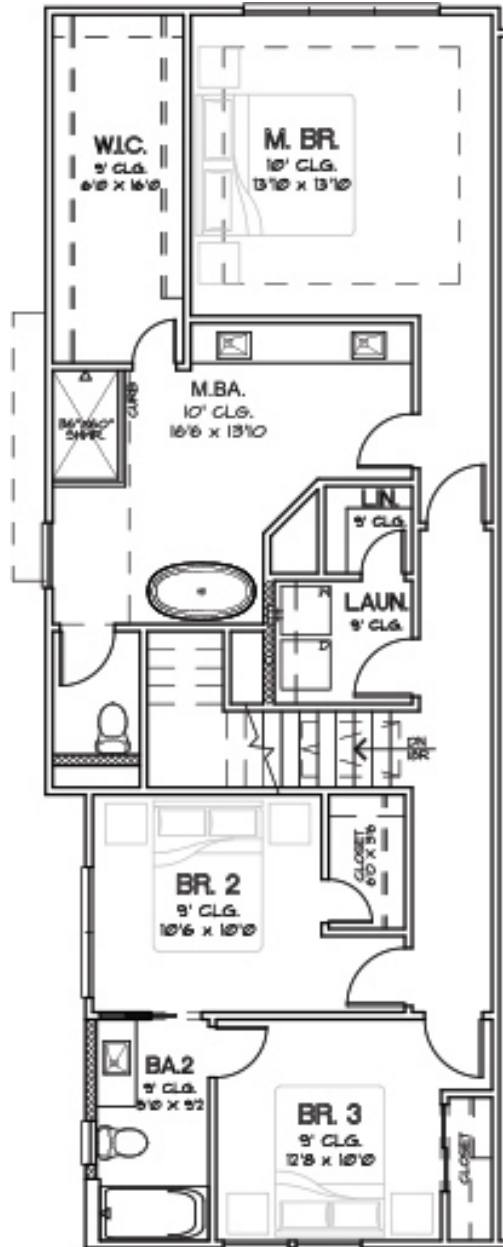




PLAN 1814
1,814 SQ.FT.



FIRST FLOOR



SECOND FLOOR

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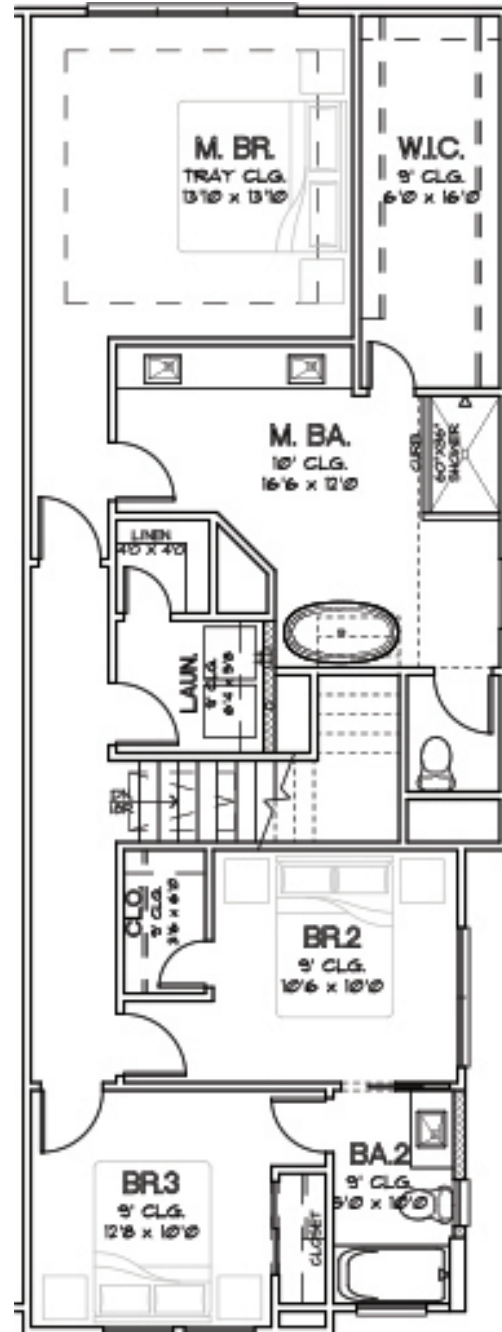




PARK AT PINEMONT
PLAN 1820
1,820 SQ.FT.



FIRST FLOOR



SECOND FLOOR

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Floor Plan Details:

- LIVING**: 18' CLG., 20'0" x 13'6"
- DINING**: 10' CLG., 10'0" x 11'8"
- KIT.**: 10' CLG., 11'6" x 11'8". Includes RANGE IN REFRIG. CABINETS, SINK, and STOVE.
- PANTRY**: Adjacent to the kitchen.
- P.B.A.**: 10' CLG. (Possibly a Powder Room or Bathroom).
- ENTRY**: 8' CLG.
- UP LOK**: Stairs leading up from the entry area.
- BENCH**: Located near the stairs.
- COAT**: Coat closet.
- 2 CAR GARAGE**: 8' CLG., 20'4" x 20'6"

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

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

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"

CLBRS

DN

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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".

W.C.
8' CLG.
6'0" x 10'0"

M. BR.
TRAY CLG.
13'10" x 13'10"

M. BA.
10' CLG.
16'6" x 12'0"

BR2
9' CLG.
10'6" x 10'0"

BA.2
8' CLG.
5'0" x 10'0"

BR.3
9' CLG.
12'8" x 10'0"

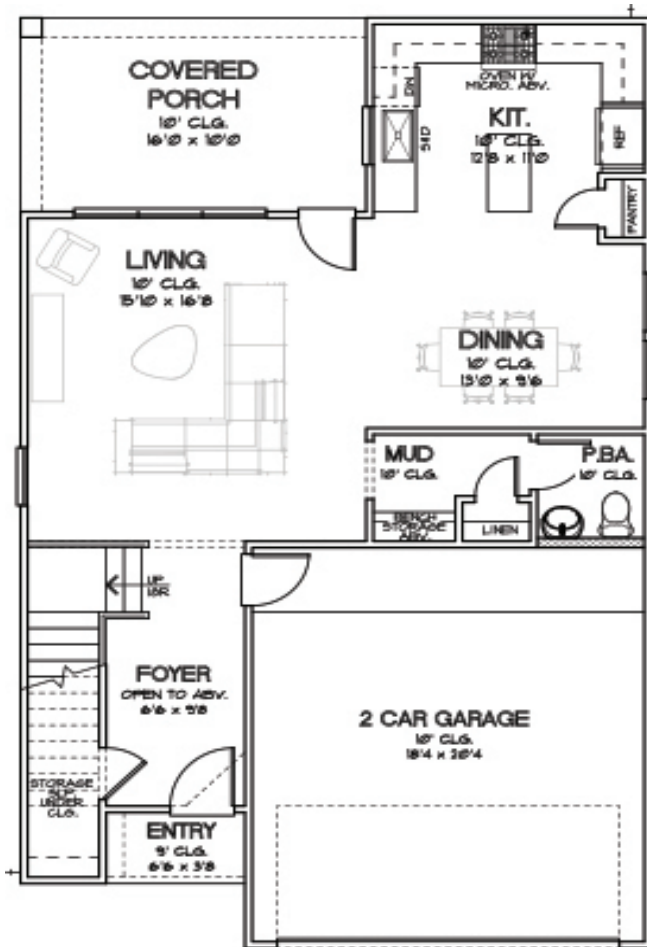
CLINEN
4'0" x 4'0"

CL.
8' CLG.
7'0" x 10'0"

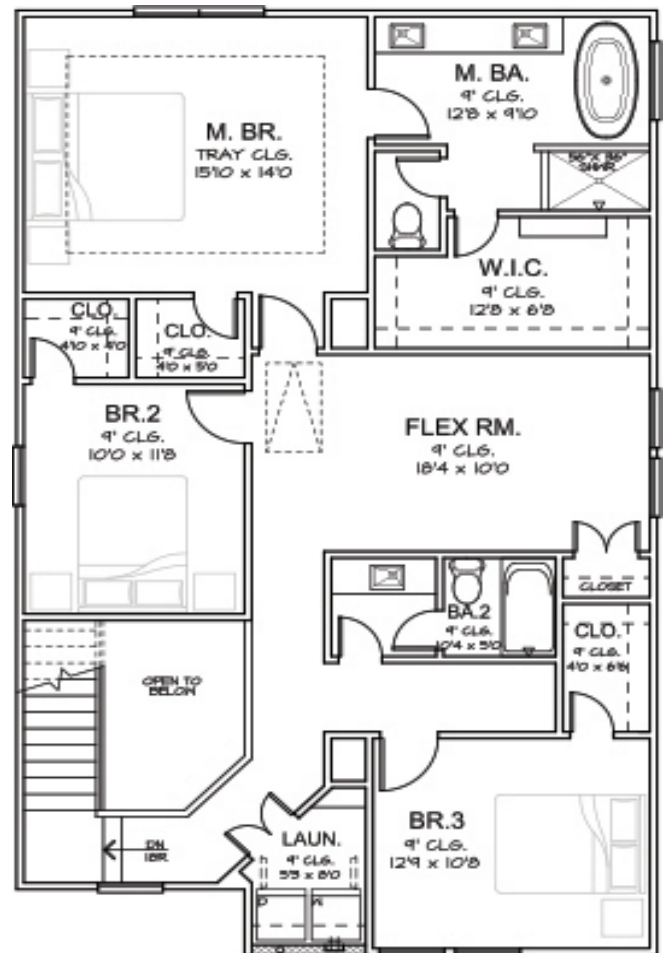
CLOSET

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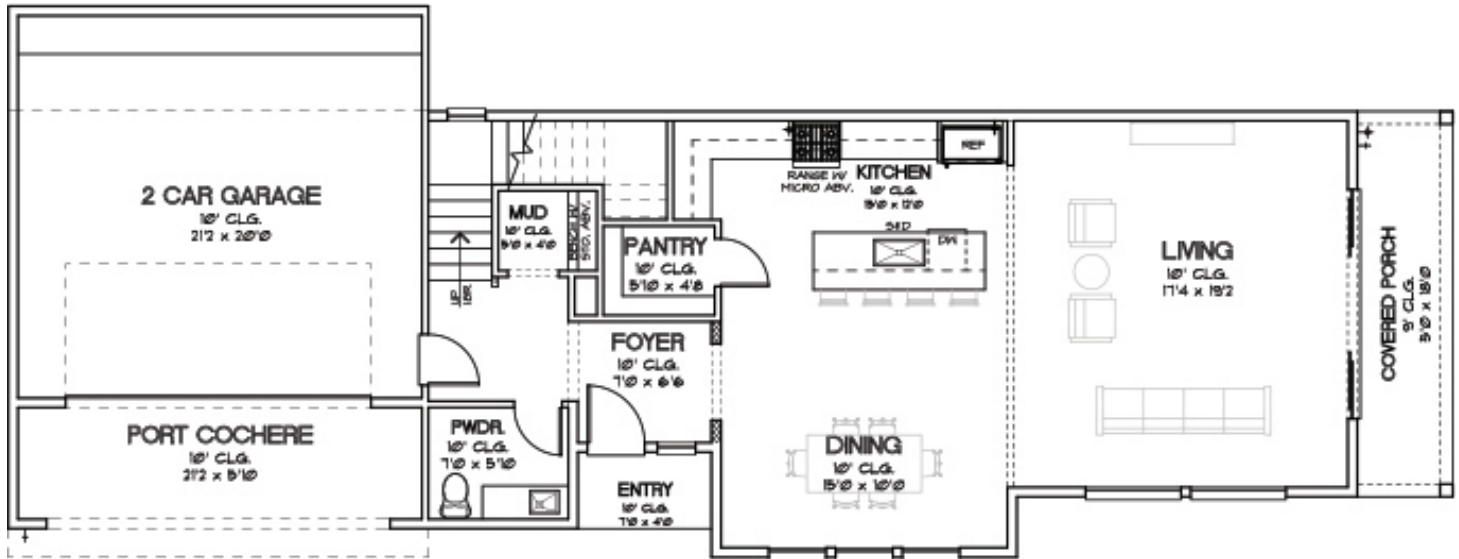


FIRST FLOOR

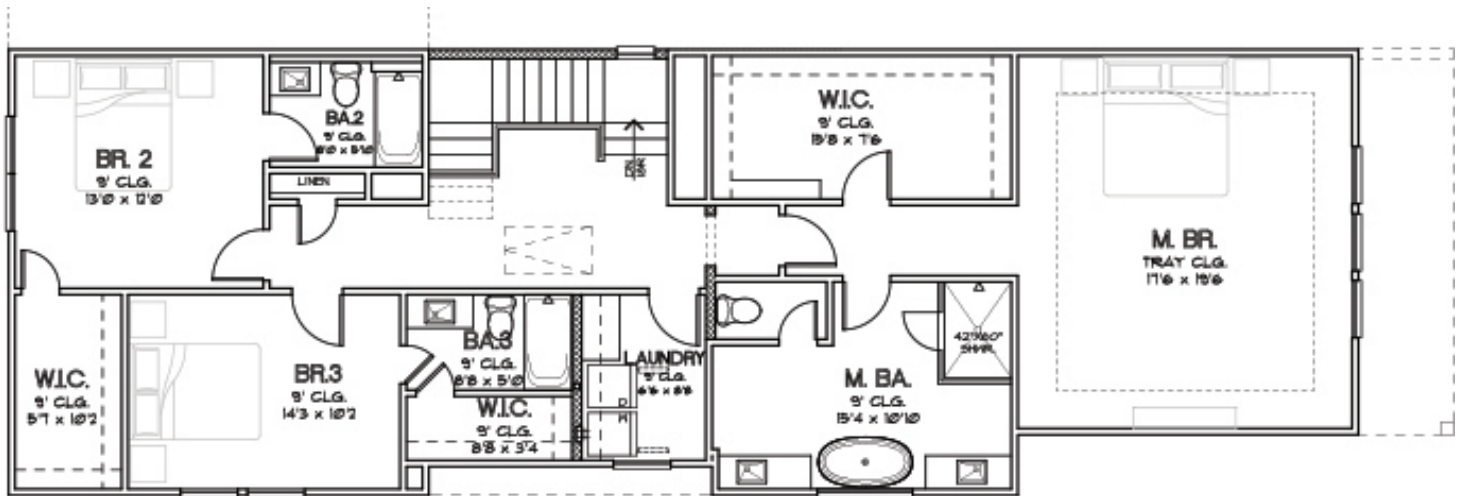


SECOND FLOOR

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FIRST FLOOR



SECOND FLOOR

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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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