CITY HOMES CHOICE

SCHULER POINT

Two Luxury Residences In Rice Military from the $700s

BUY NOW SAVE BIG

CITY HOMES CHOICE

To learn more about this community, please contact:

Gustavo Miquilarena | 713.575.8000

gustavo@sixthsensetx.com

CHOICE IS THE ULTIMATE LUXURY

Price, plans and specifications are subject to change without notice.3-15-23

EQUAL HOUSING OPPORTUNITY

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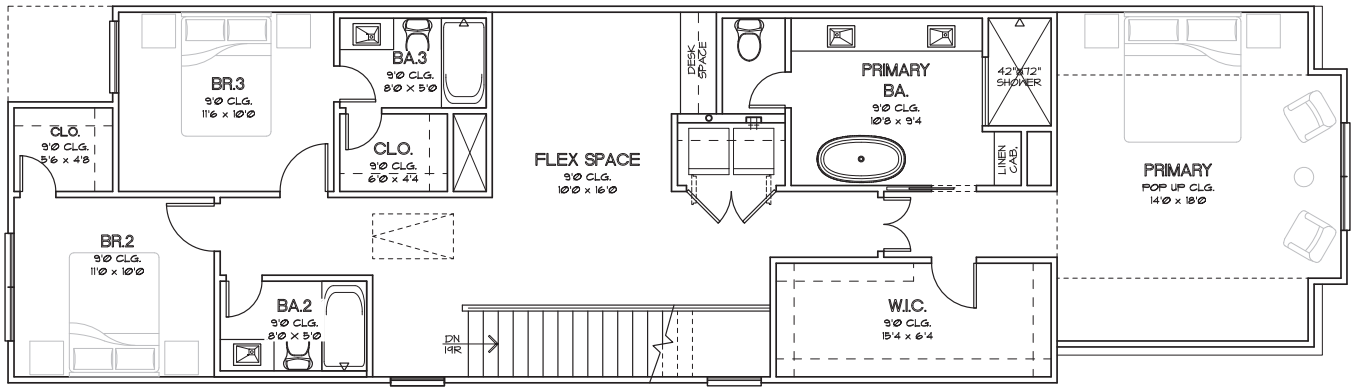
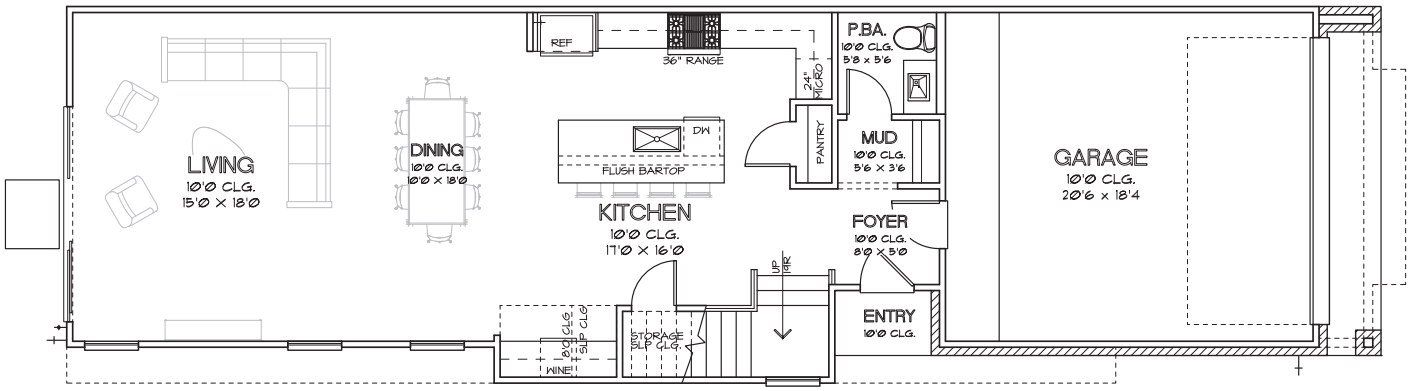
PLAN 2441



SECOND FLOOR



FIRST FLOOR

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FEATURES & SPECIFICATIONS

FLOORING
- Engineered wood in living/dining, kitchen, powder room, bedrooms, and closets

KITCHEN
- Soft close shaker style cabinets
- Quartz Countertops
- Tile Backsplash
- Black cabinet pulls

MASTER BATHROOM
- 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 Bathrooms
- 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
- 15 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: Bosch
- Cooktop: Bosch Gas Range and Under Cabinet Hood
- Microwave: Bosch

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COMMUNITY INFORMATION

Houston Independent School District

Memorial Elementary School
6401 Arnot St, Houston, TX 77007
(713) 867-5150

Hogg Middle School
1100 Merrill St, Houston, TX 77009
(713) 802-4700

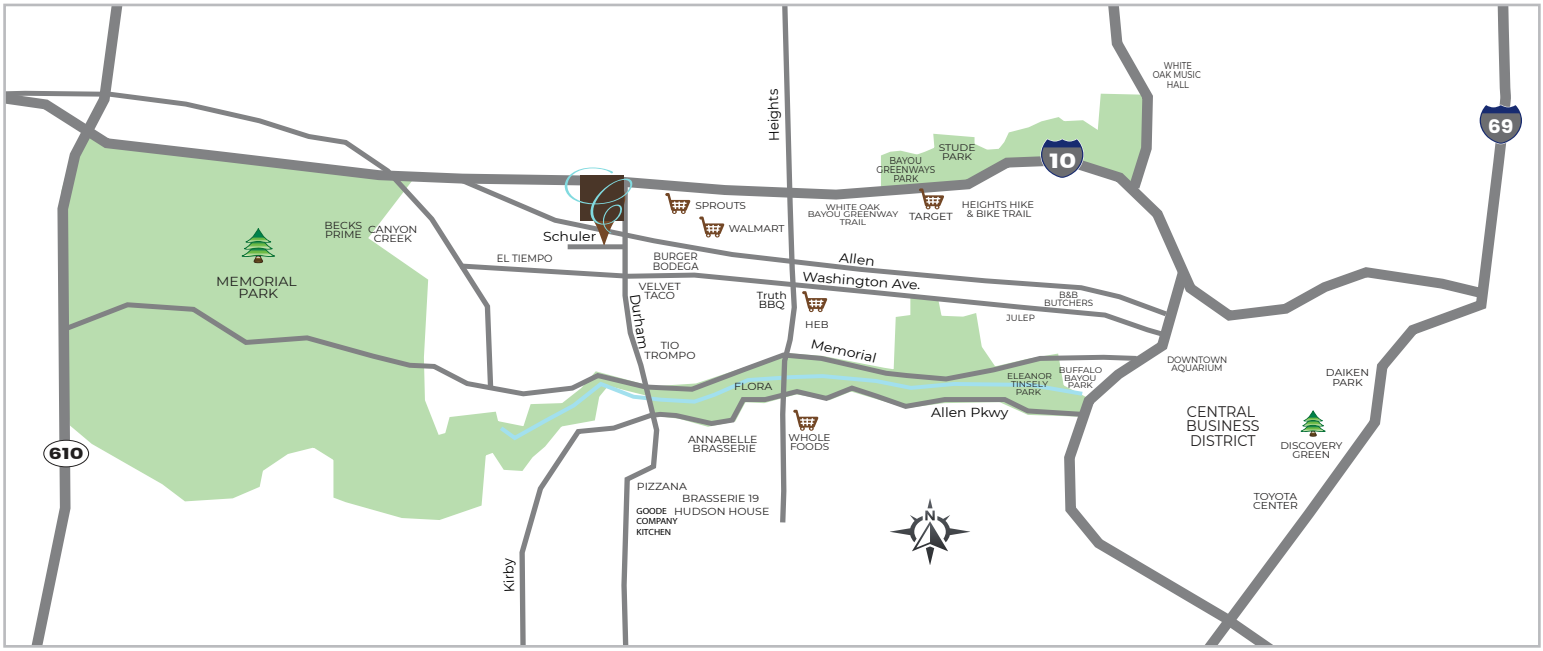
Lamar High School
3325 Westheimer Rd, Houston, TX 77098
(713) 522-5960

Tax Information

2.13% (2025)

Points of Interest

Centrally located with easy access to I-10, 610, and I-45 for a quick commute to Downtown, The Galleria, and other major Houston destinations. Enjoy being near world-class shopping, restaurants, and some of Houston's best parks, with Memorial Park just a couple minutes away.



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