



WHITE OAK STATION

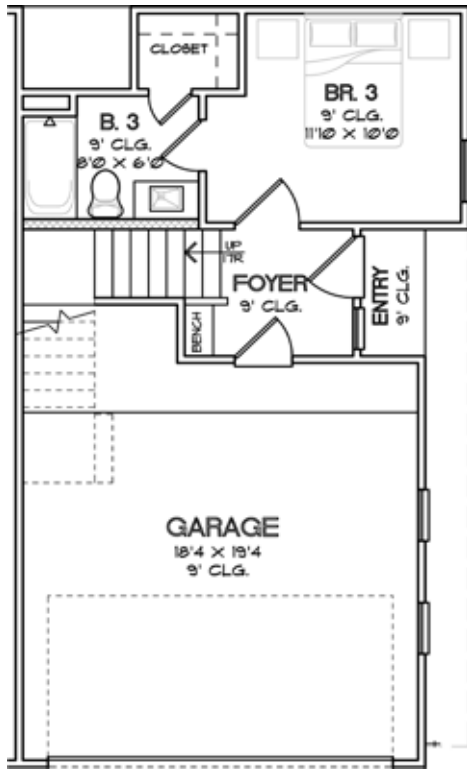
Luxurious Residences Situated between Houston Heights & Washington Corridor



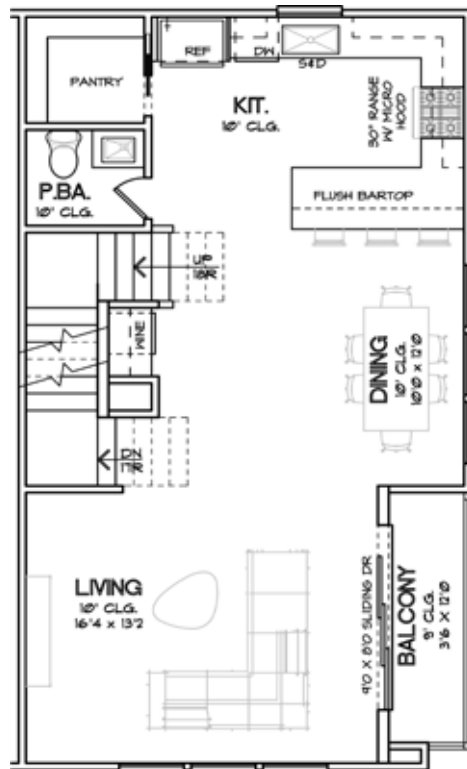
To learn more about this community, please contact:

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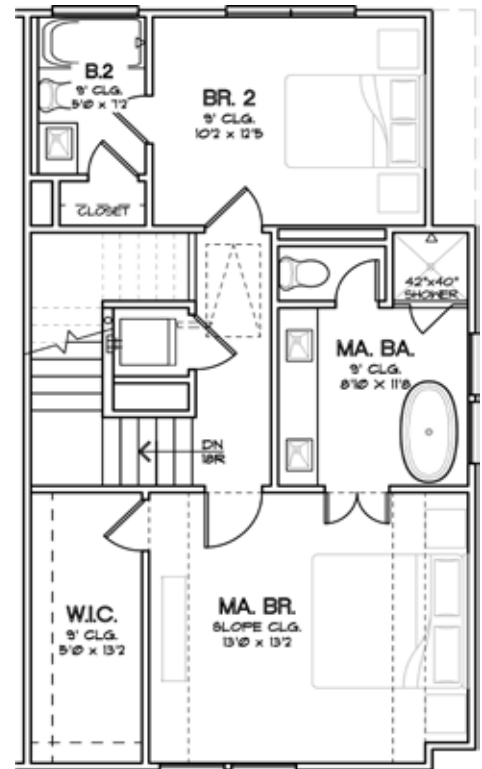
CHOICE IS THE ULTIMATE LUXURY



FIRST FLOOR

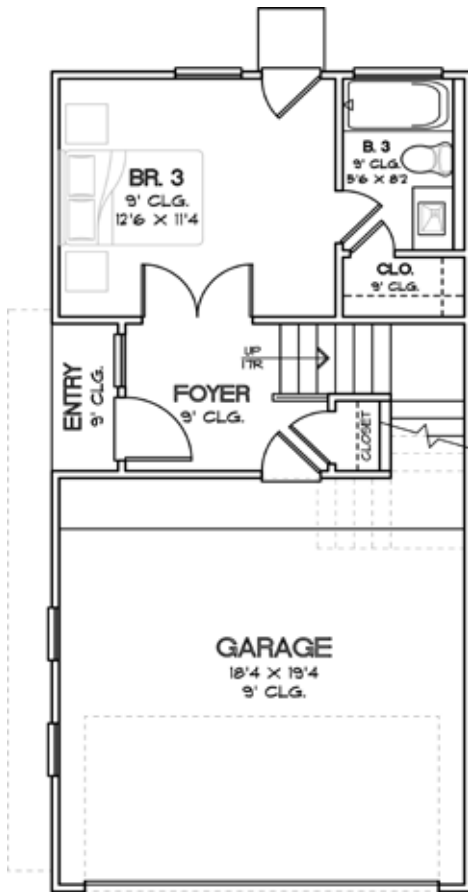


SECOND FLOOR



THIRD FLOOR

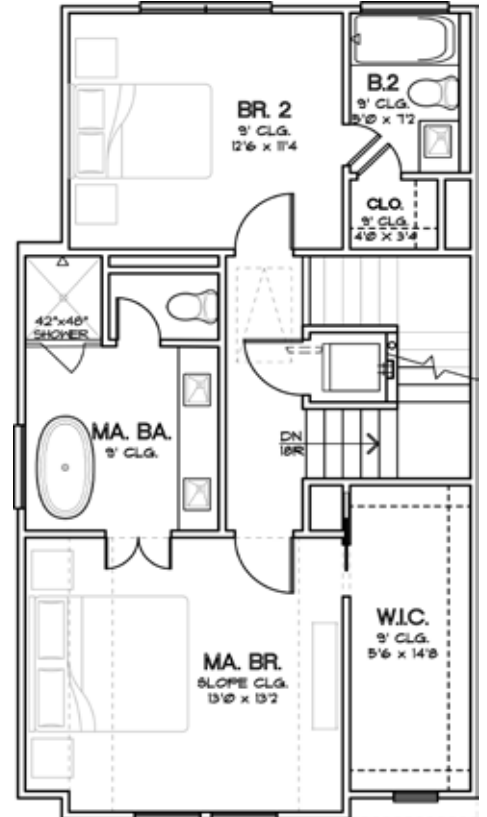
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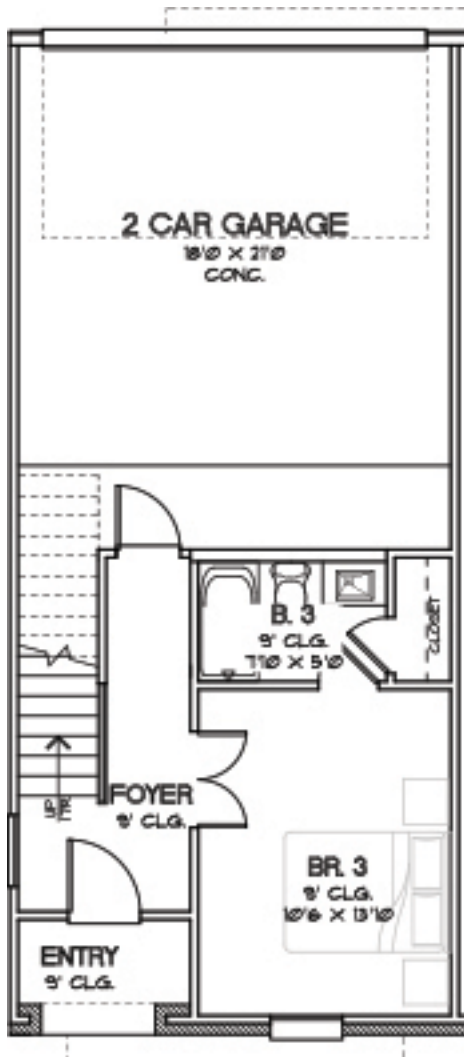


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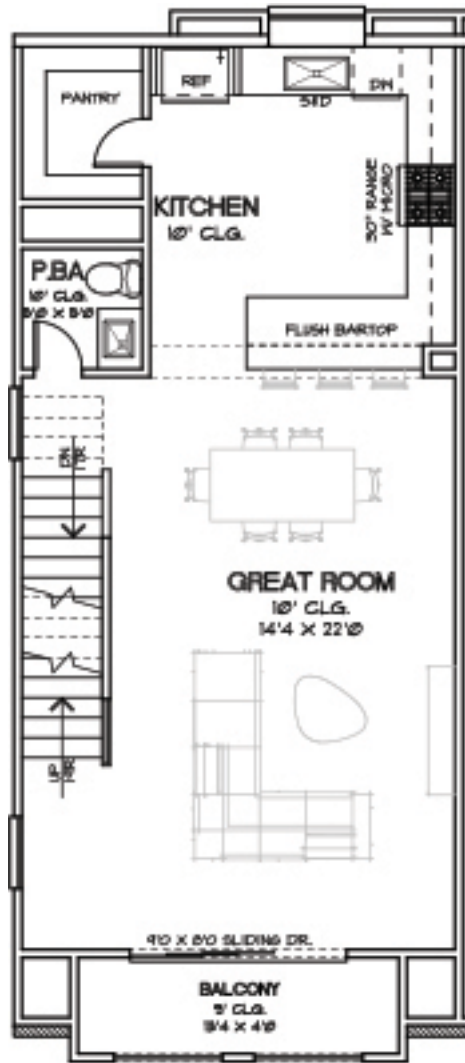


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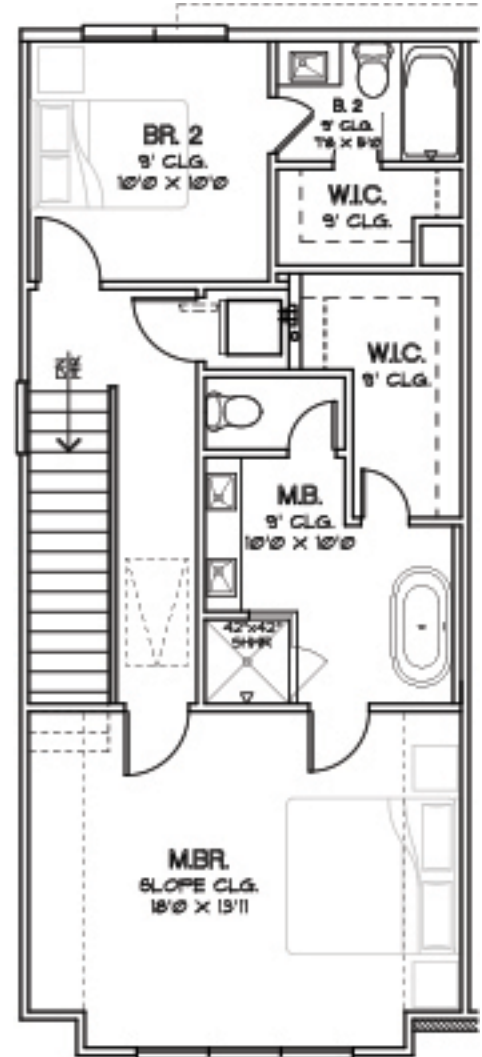
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FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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2 CAR GARAGE
18'0" x 21'0"
CONC.

BR. 3
9' CLG.
11'0" x 5'0"

FOYER
9' CLG.

ENTRY
9' CLG.

BR. 3
9' CLG.
10'6" x 13'0"

The floor plan for the second floor includes the following areas and features:

- PANTRY:** Located at the top left of the main living area.
- KITCHEN:** 10' CLG. Features a REFR., SINK, and 30" RANGE W/ MICRO. A DRY area is also indicated.
- P.B.A.:** 10' CLG. 9'6" x 9'6". Includes a toilet and a shower area.
- GREAT ROOM:** 10' CLG. 14'4" x 22'0". Features a large rectangular table with chairs, a fireplace, and a large oval rug.
- BALCONY:** 5' CLG. 13'4" x 4'0". Accessible via a 110 x 80 SLIDING DR.
- Stairs:** A central staircase with an arrow pointing down and a 5'6" width.
- Other Features:** A PLUSH BARTOP is located between the kitchen and the great room. A 5'4" width is noted near the top of the kitchen area.

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

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

W.I.C.
9' CLG.

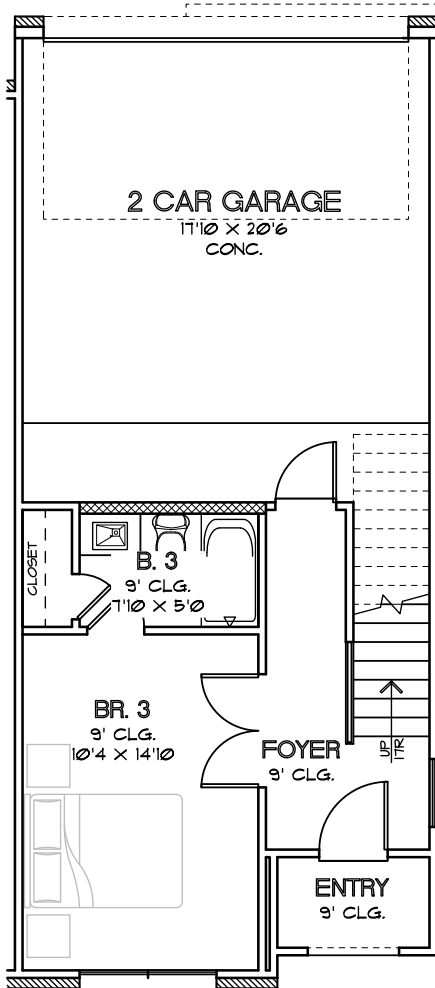
W.I.C.
9' CLG.

M.B.
9' CLG.
10'0" x 10'0"

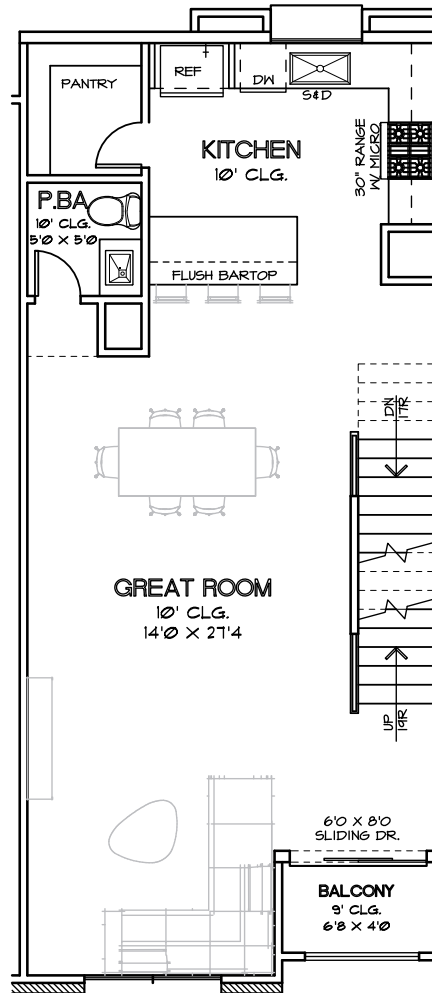
M.B.R.
TRAY CLG.
10'0" x 13'11"

DOWN

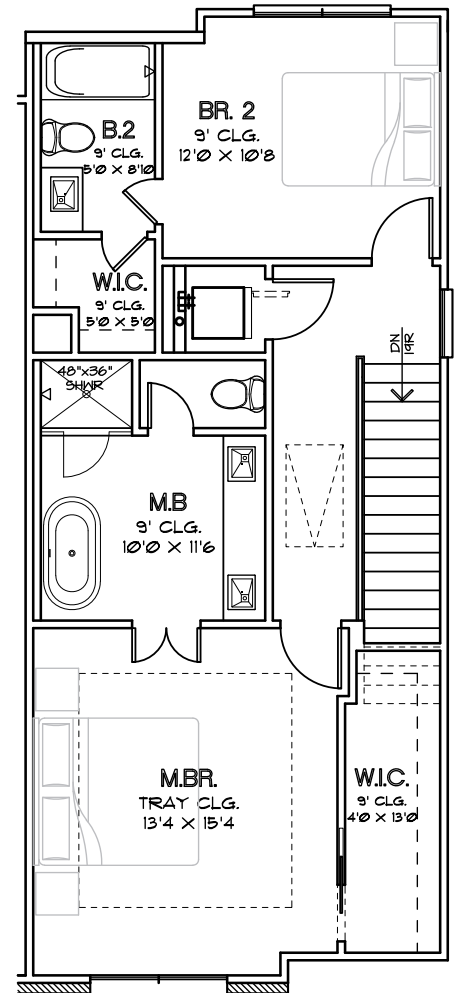
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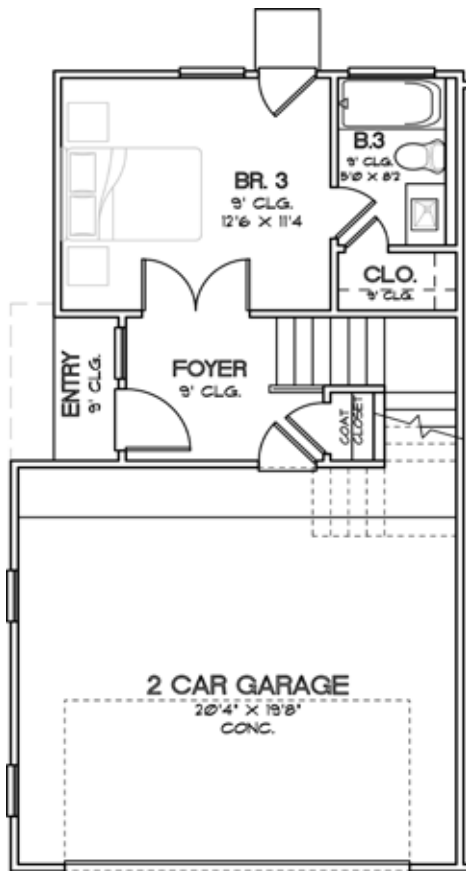


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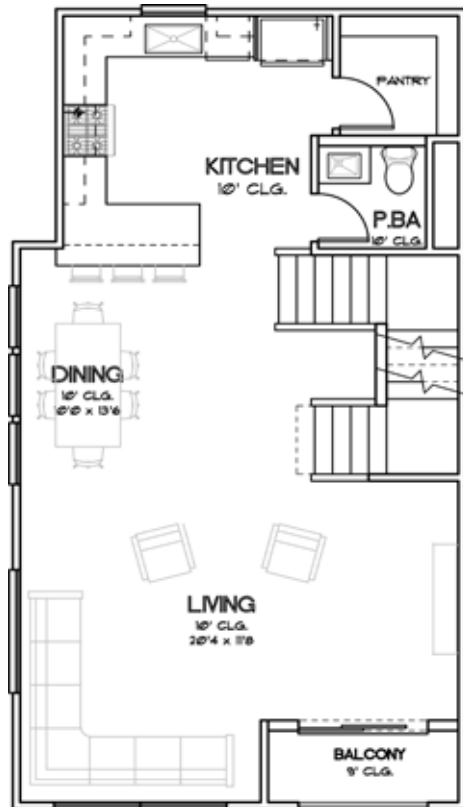


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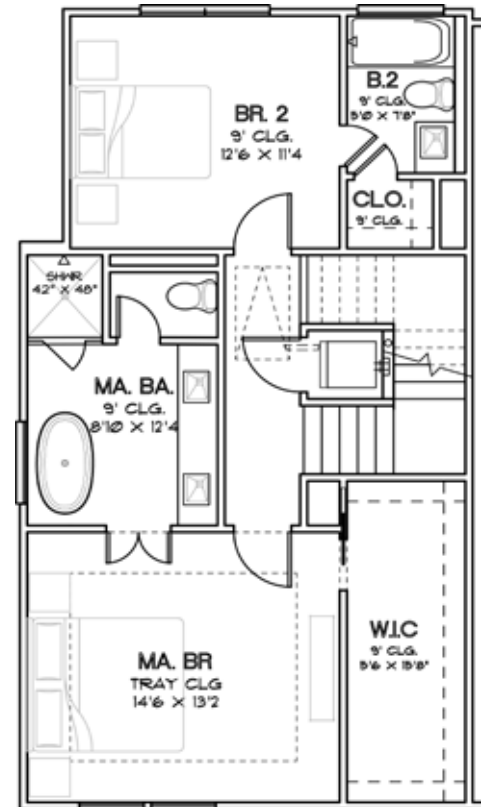
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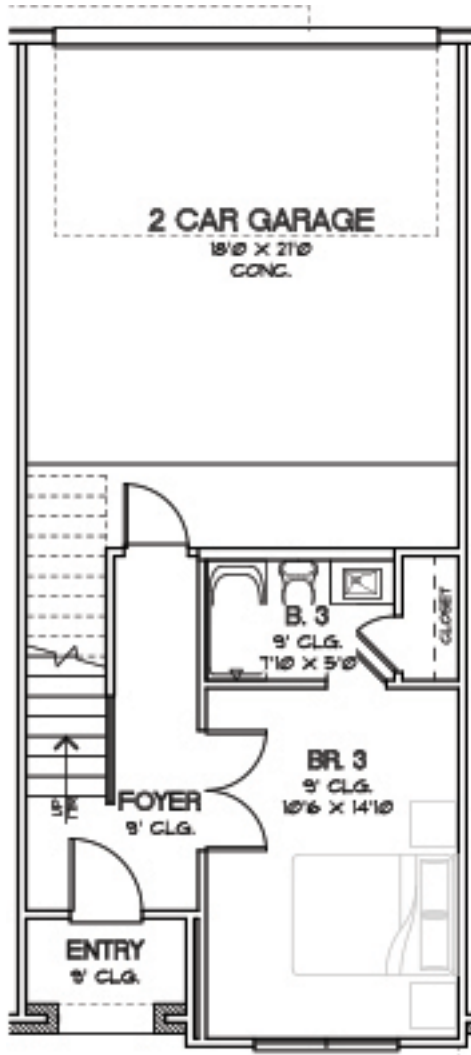


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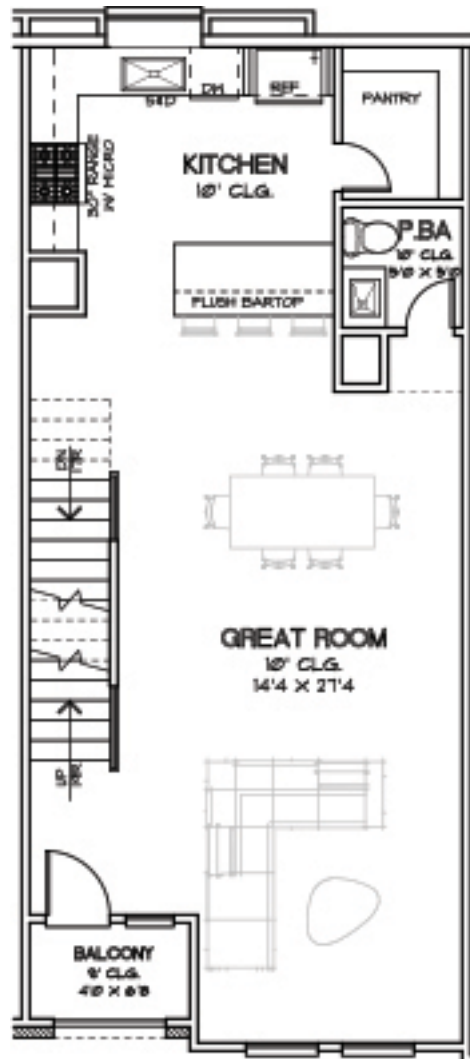


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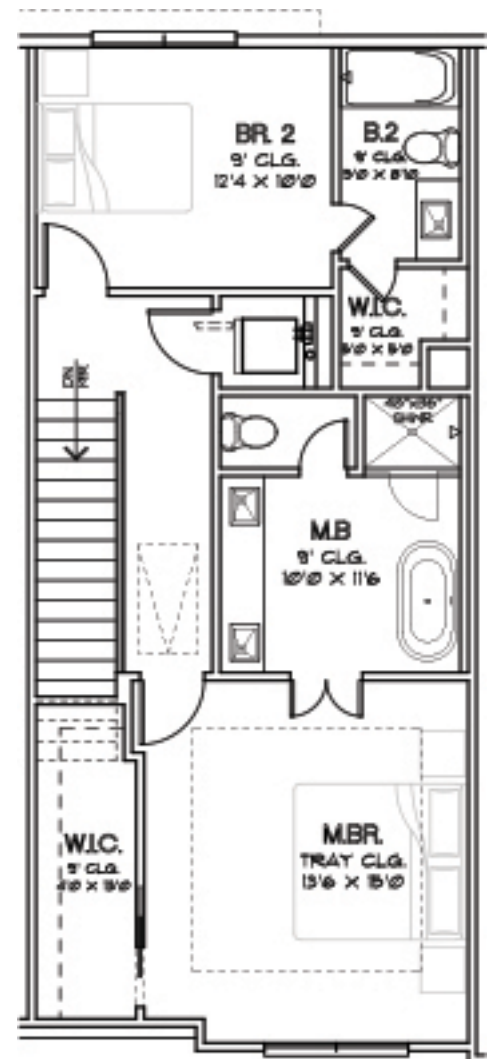
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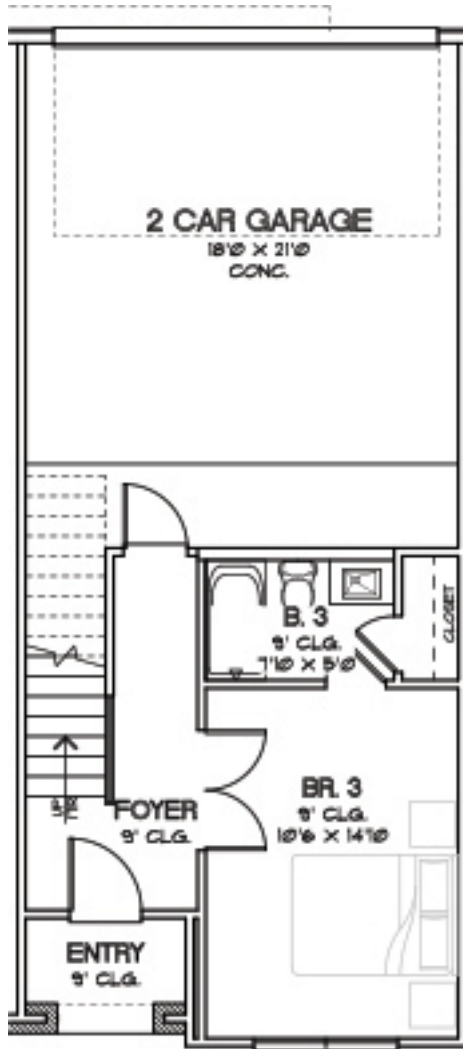


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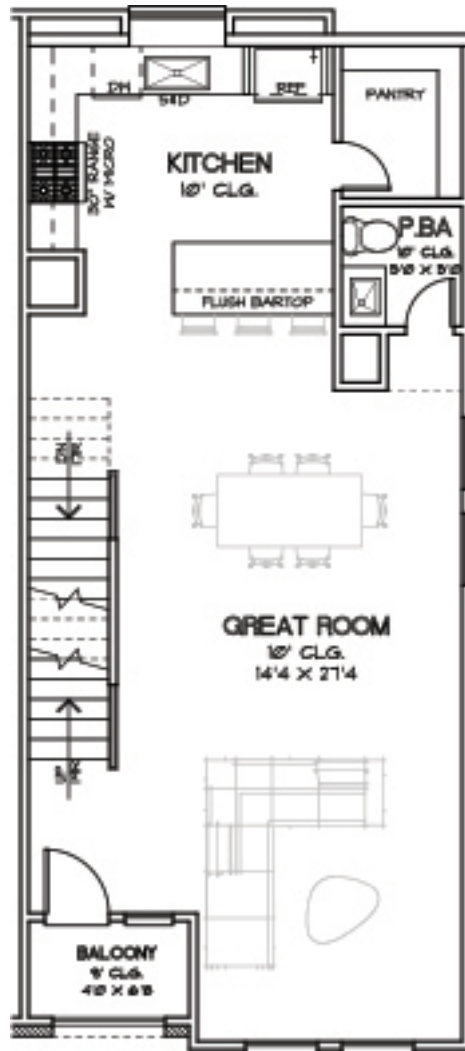


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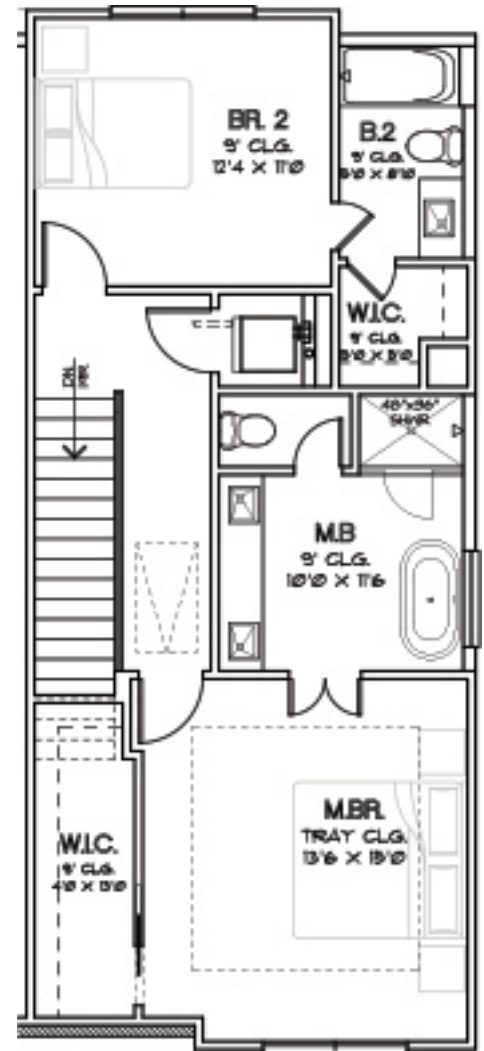
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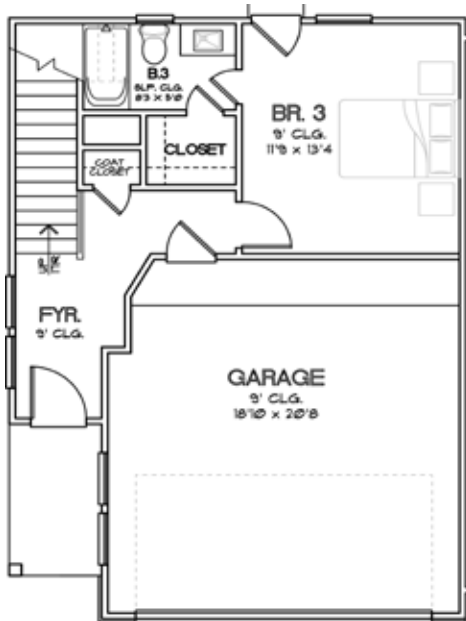


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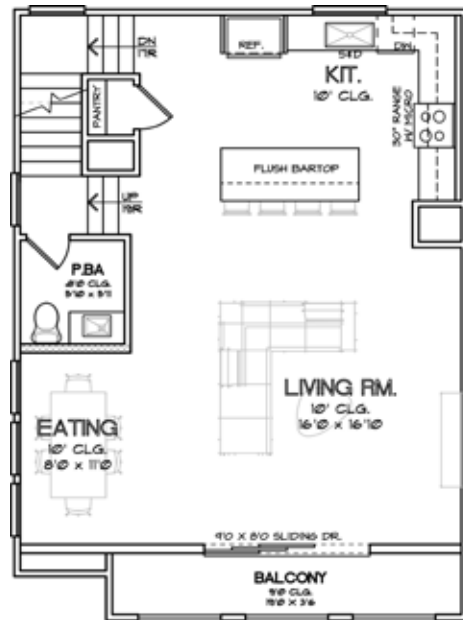


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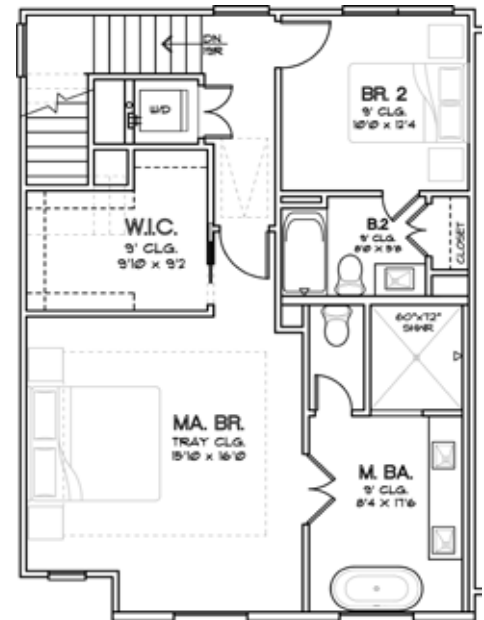
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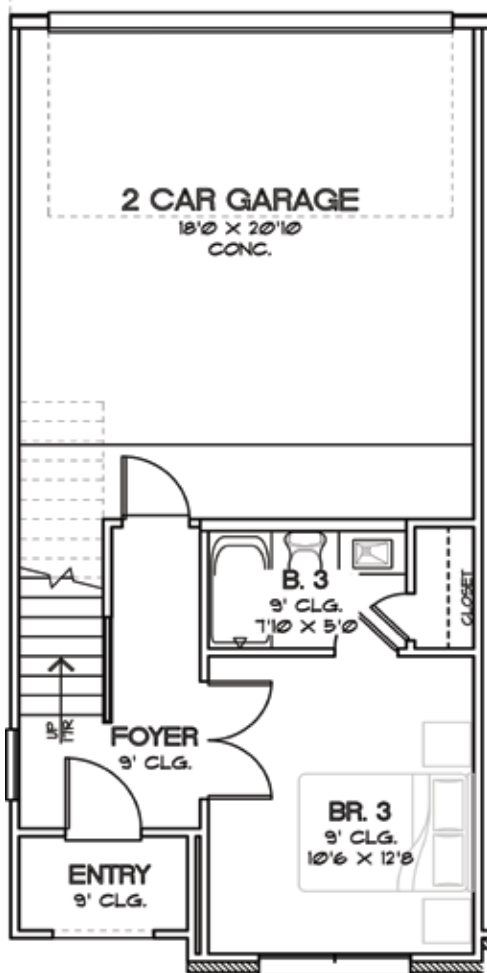


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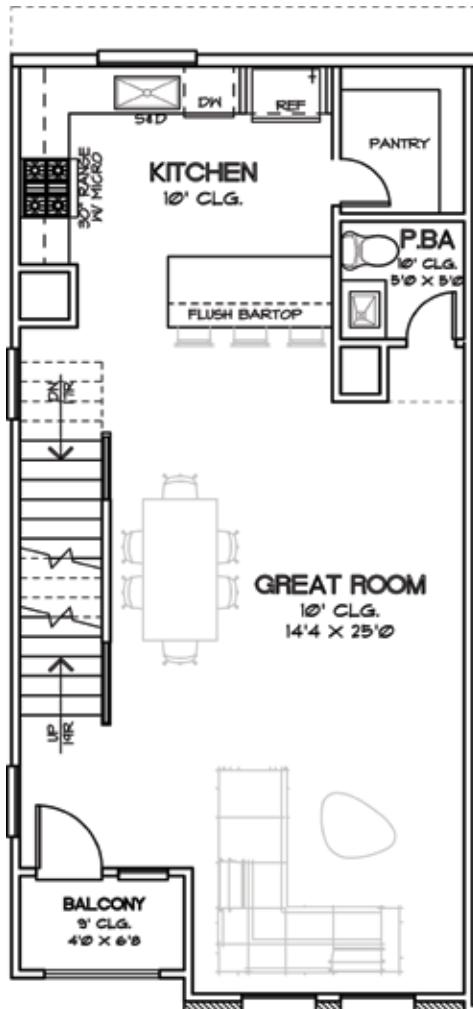


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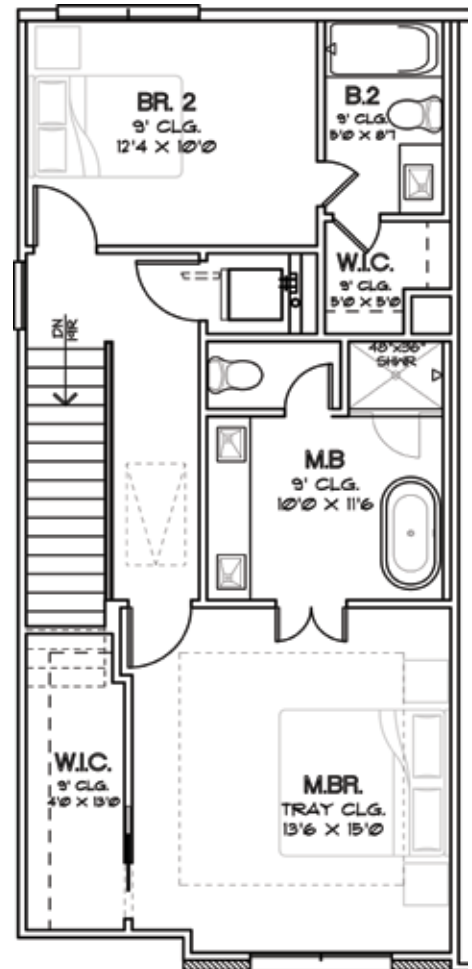
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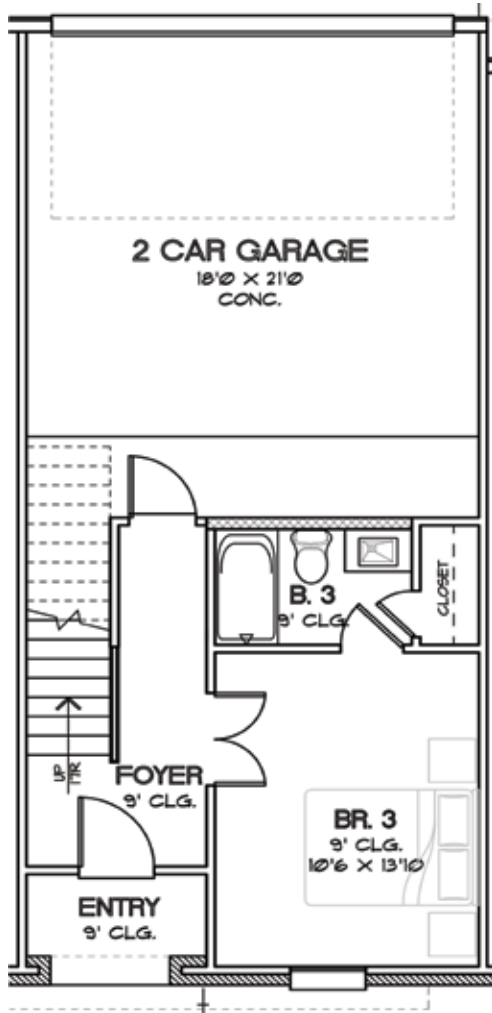


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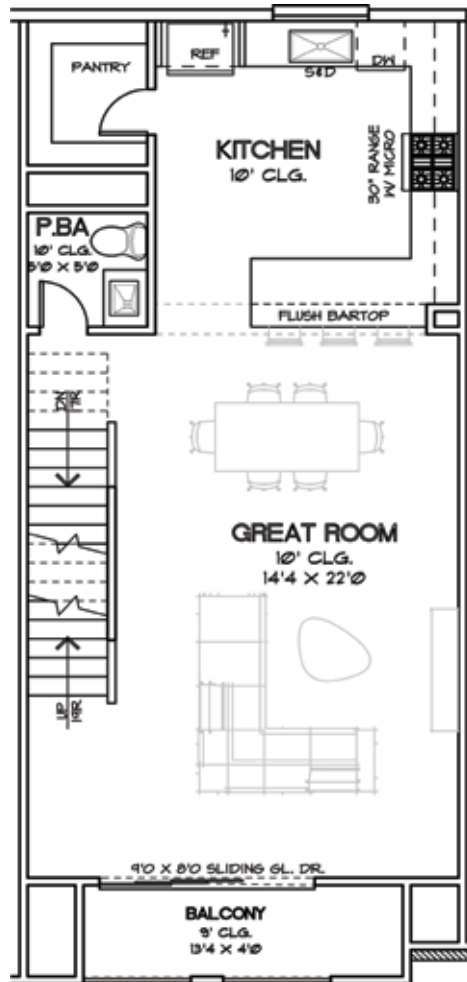


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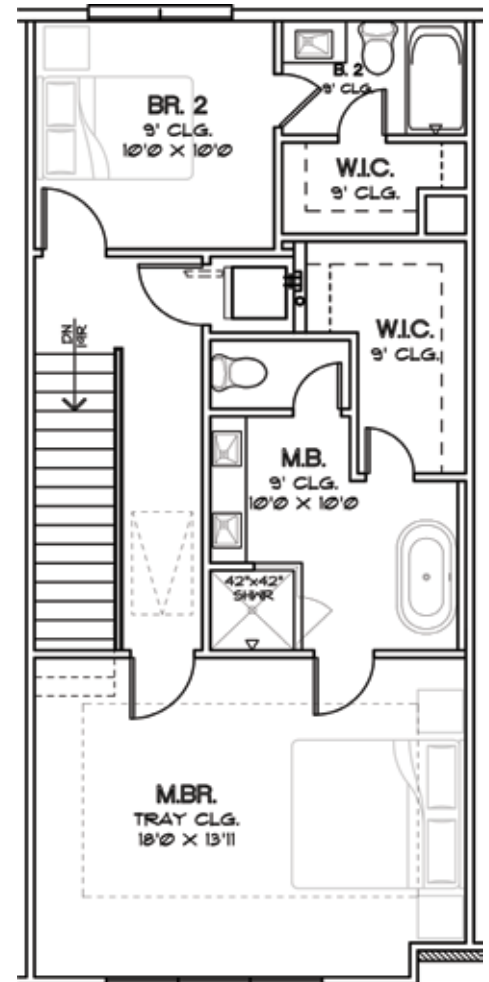
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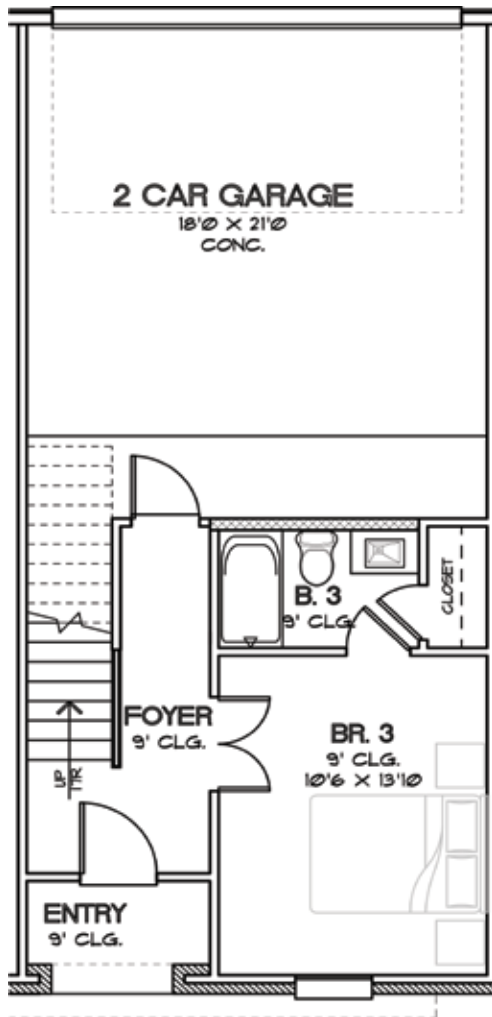


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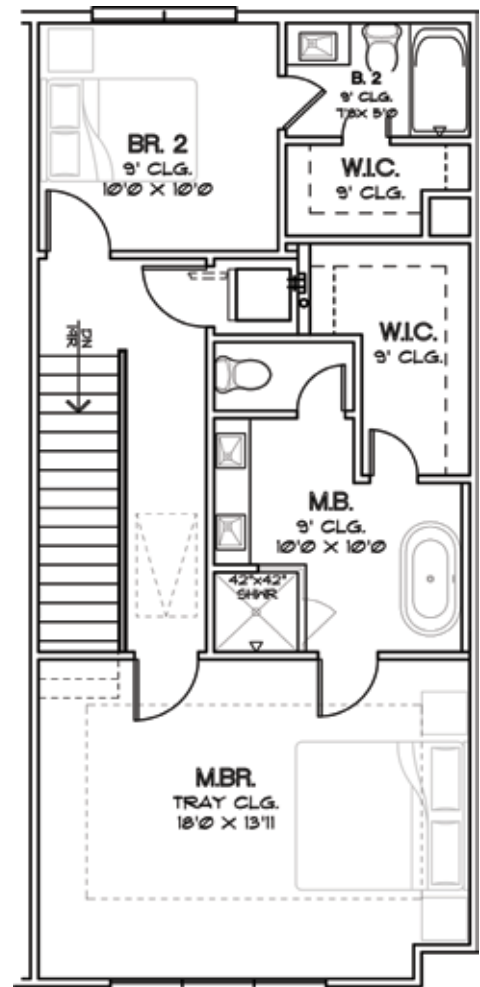
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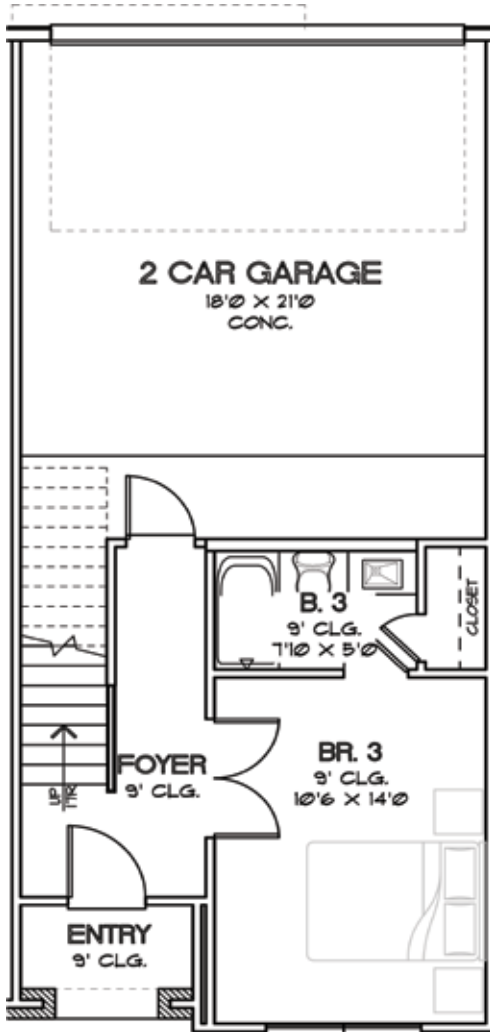


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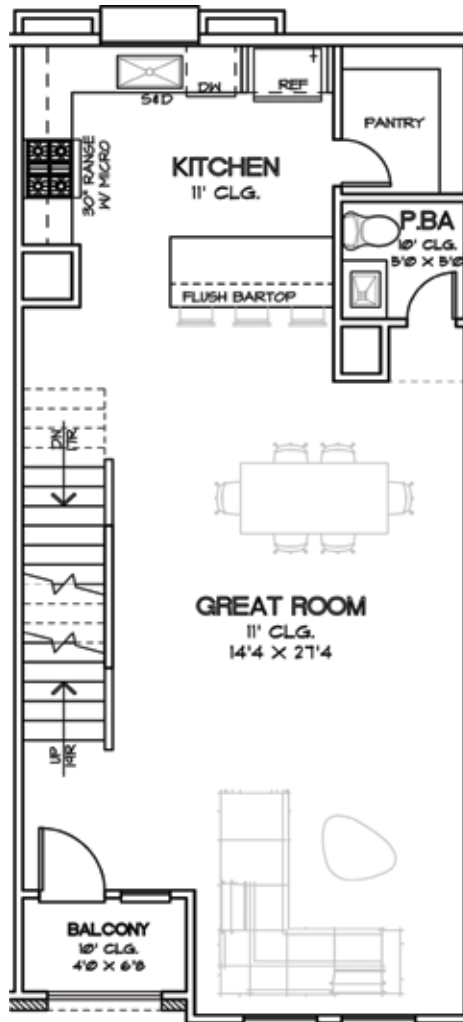


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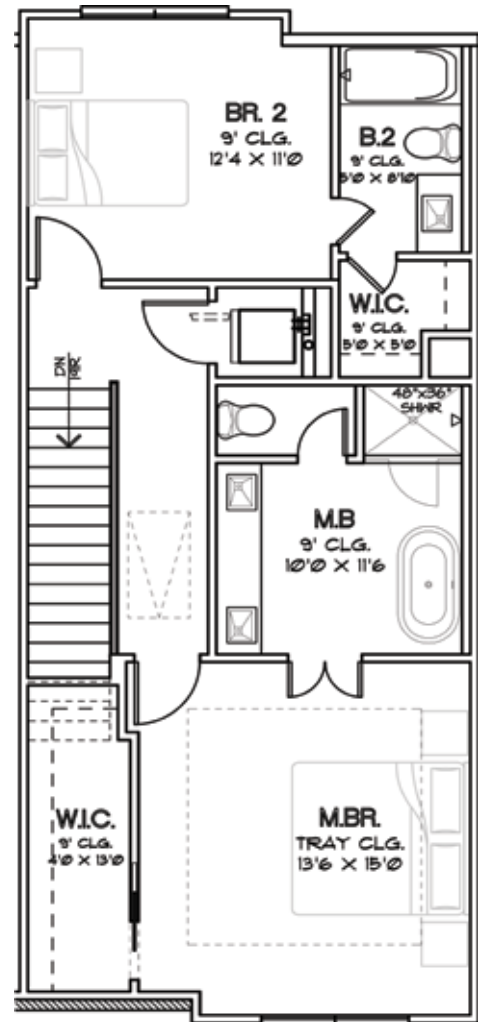
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FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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WHITE OAK STATION

FEATURES & SPECIFICATIONS

FIRST FLOOR (ENTRY WAY, FIRST BEDROOM, FIRST BATHROOM)

- Engineered Swiss Flooring in Entry Hall
- Coat Closet
- First Bedroom with Engineered Swiss Flooring
- Designer Porcelain Floors in Bathroom and Shower
- Quartz Countertops
- Undermounted Sink
- Modern Chrome Plumbing Fixtures
- Laminate Wood Steps up to Second Floor

SECOND FLOOR (KITCHEN, DINING, LIVING ROOM)

- Engineered Swiss Flooring throughout Second Floor
- Laminate Wood Treads
- Quartz Countertops
- Subway Tile Backsplash
- Shaker Cabinetry
- Powder Room with Pedestal Sink

THIRD FLOOR

- Engineered Swiss Flooring in Hallways
- Laminate Wood Treads on Stairs/Risers

Master Bathroom

- Engineered Swiss Flooring
- 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 Bathroom

- 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

- 16 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: Samsung DW80M2020US
- Cooktop: Samsung NX58K3310SS
- Microwave: Samsung ME16K3000AS

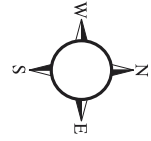
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CITY HOMES
CHOICE

WHITE OAK STATION SITE PLAN



To learn more about this community, please contact:

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