CITY HOMES CHOICE

# WHITE OAK STATION

**Luxurious Residences Situated between Houston Heights & Washington Corridor**



BUY NOW SAVE BIG

CITY HOMES CHOICE

To learn more about this community, please contact:

Tracy Chandler | 713.575.8000
tc@citychoicegroup.com

CHOICE IS THE ULTIMATE LUXURY

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# WHITE OAK STATION

## QUICK MOVE-IN HOMES

BUY NOW SAVE BIG

**PRICES ARE FALLING! Now is the perfect time to make your move with new lower prices on select City Choice Homes.**

### 3067 Hicks Street
**$464,900**

3 beds | 3.5 baths | 2 car garage
PLAN 1859, 1,902 sq. ft.
**AVAILABLE NOW**

### 3091 Hicks Street
**$469,900**

3 beds | 3.5 baths | 2 car garage
PLAN 1859, 1,902 sq. ft.
**AVAILABLE NOW**

### 3081 Hicks Street
**$477,900**

3 beds | 3.5 baths | 2 car garage
PLAN 1843, 1,909 sq. ft.
**AVAILABLE NOW**

### 3101 Hicks Street
**$479,900**

3 beds | 3.5 baths | 2 car garage
PLAN 1841, 1,891 sq. ft.
**AVAILABLE NOW**

### 3085 Hicks Street
**$464,900**

3 beds | 3.5 baths | 2 car garage
PLAN 1849, 1,909 sq. ft.
**AVAILABLE NOW**

### 3117 Hicks Street
**$474,900**

3 beds | 3.5 baths | 2 car garage
PLAN 1859 , 1,859 sq. ft.
**AVAILABLE NOW**

### 3119 Hicks Street
**$469,900**

3 beds | 3.5 baths | 2 car garage
PLAN 1859 , 1,859 sq. ft.
**AVAILABLE NOW**

### 3107 Hicks Street
**$479,900**

3 beds | 3.5 baths | 2 car garage
PLAN 1853 , 1,853 sq. ft.
**AVAILABLE NOW**

To learn more about this community, please contact:

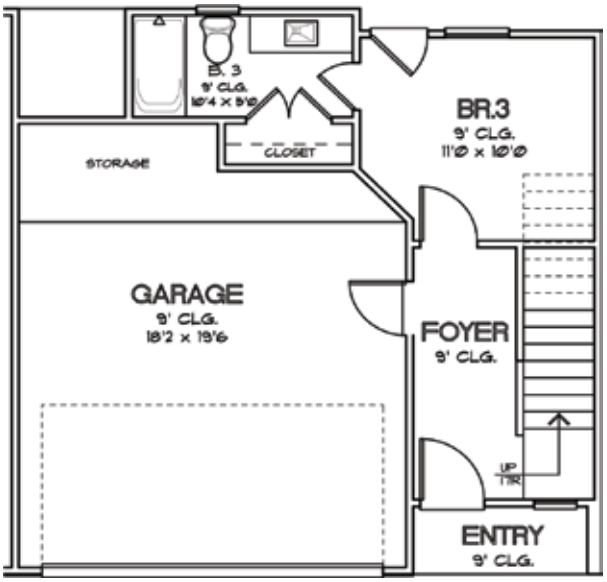
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Price, plans and specifications are subject to change without notice. 11-18-26

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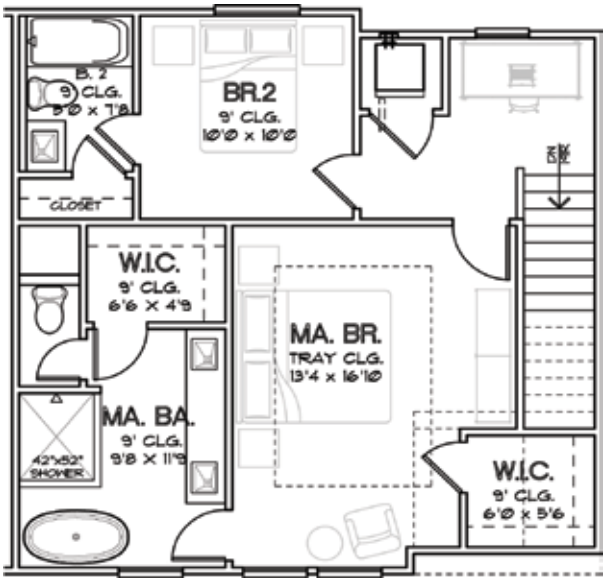
# WHITE OAK STATION
## PLAN 1748
## 1,748 SQ.FT.




FIRST FLOOR




SECOND FLOOR



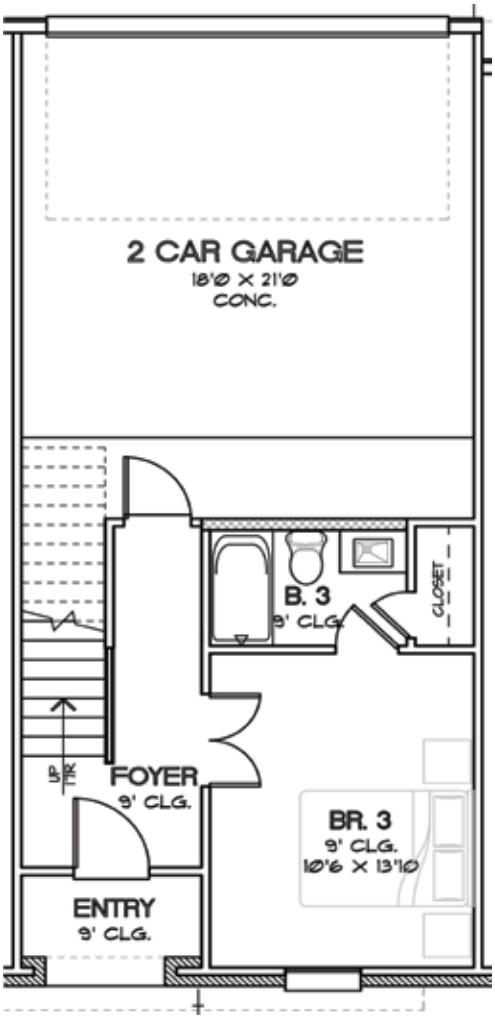

THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY

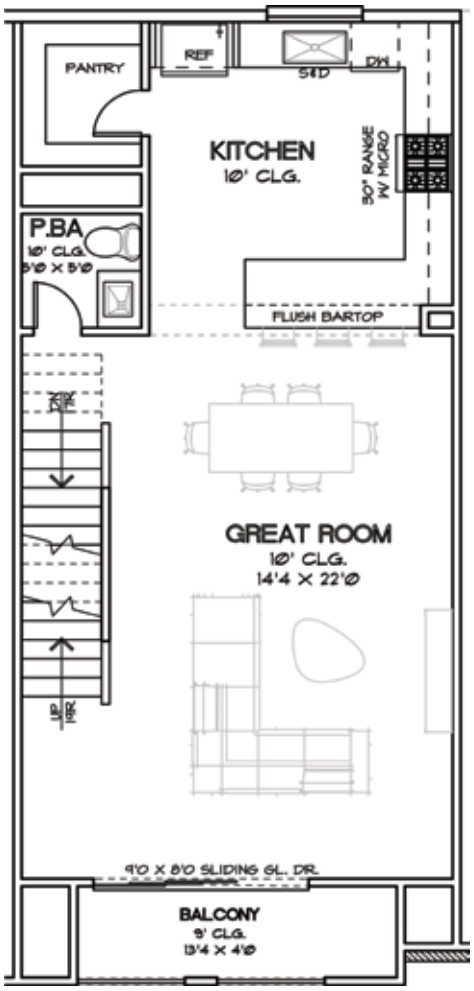
EQUAL HOUSING OPPORTUNITY

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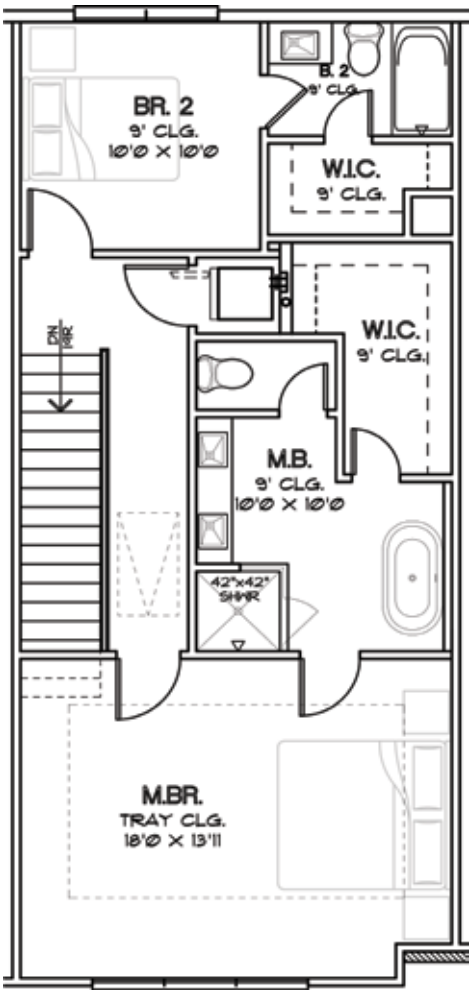
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## PLAN 1835
## 1,835 SQ.FT.




FIRST FLOOR




SECOND FLOOR

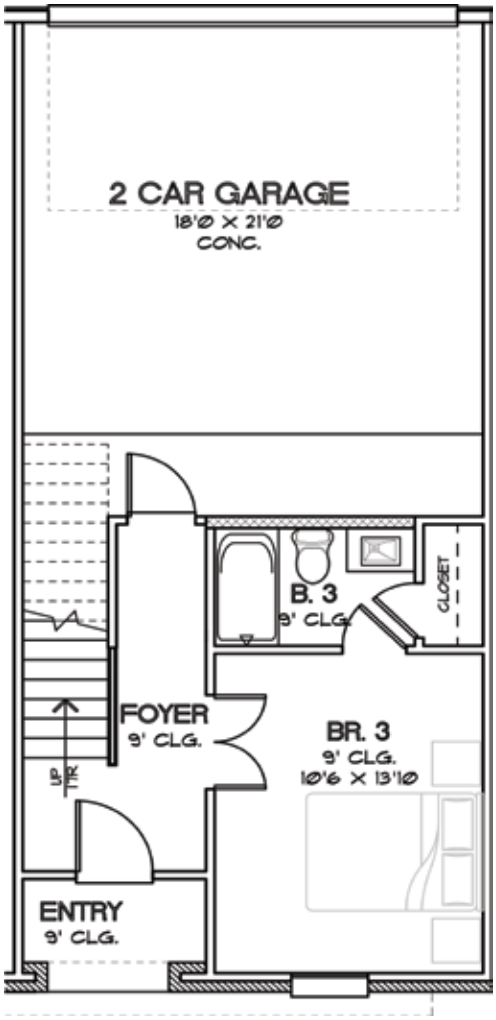



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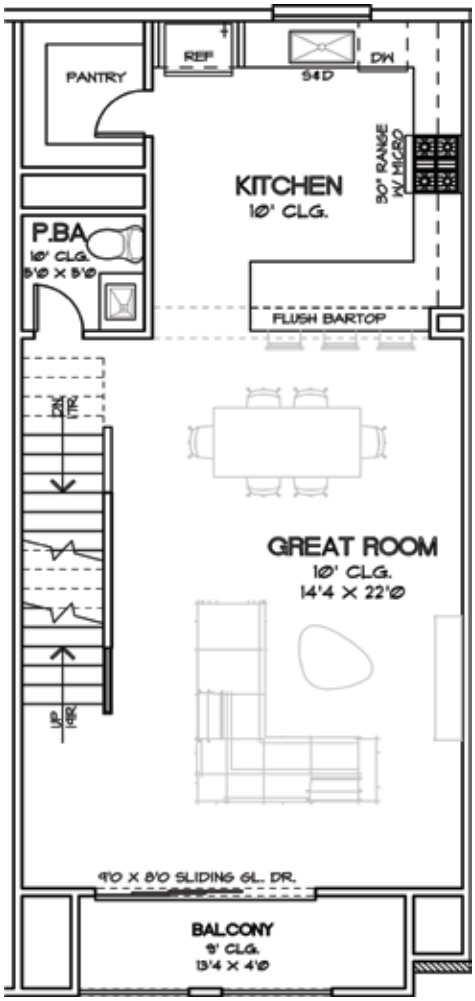
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CITY HOMES CHOICE

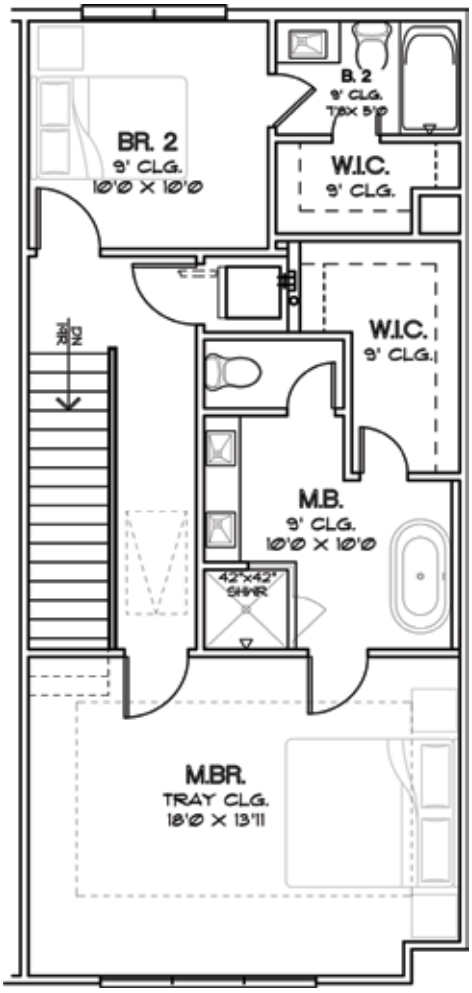
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## PLAN 1837
## 1,837 SQ.FT.




FIRST FLOOR




SECOND FLOOR



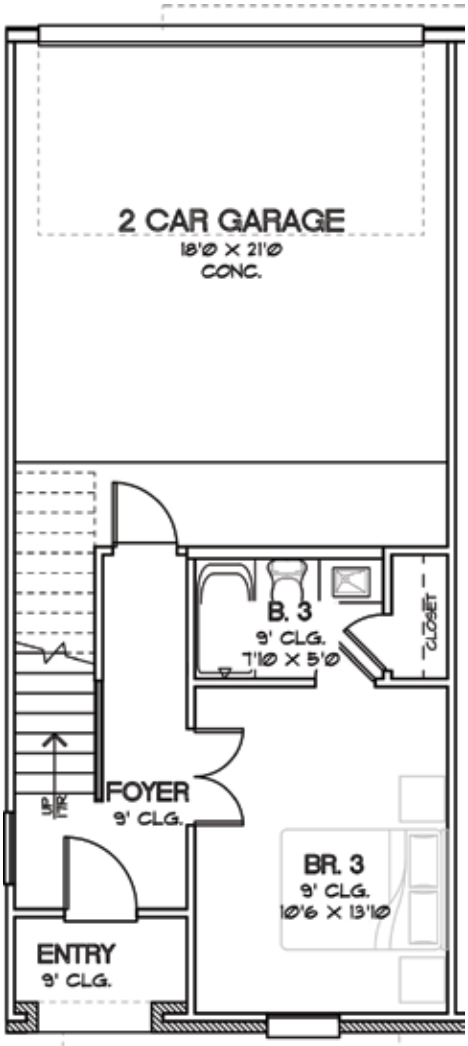

THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY

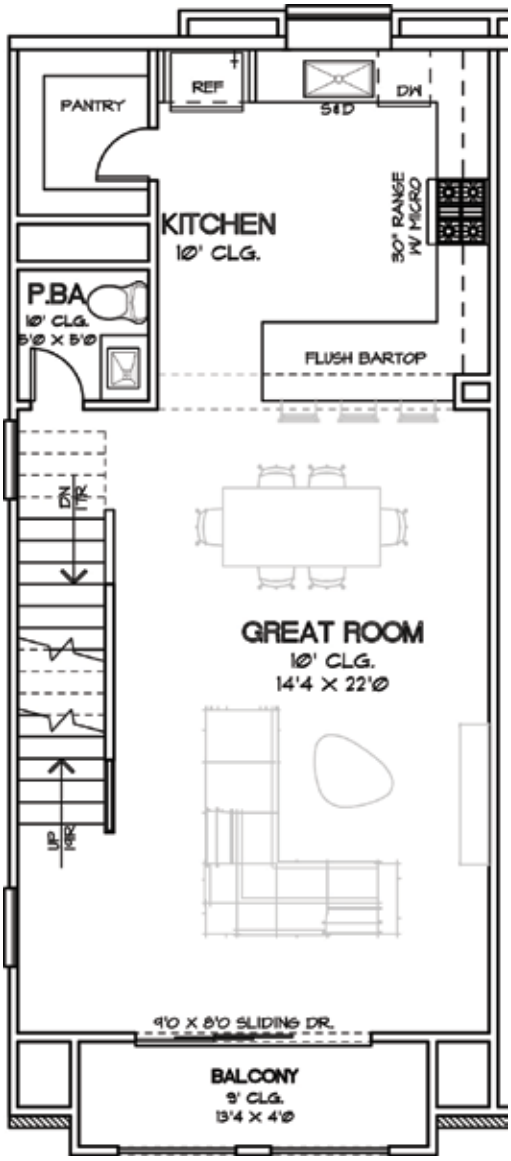
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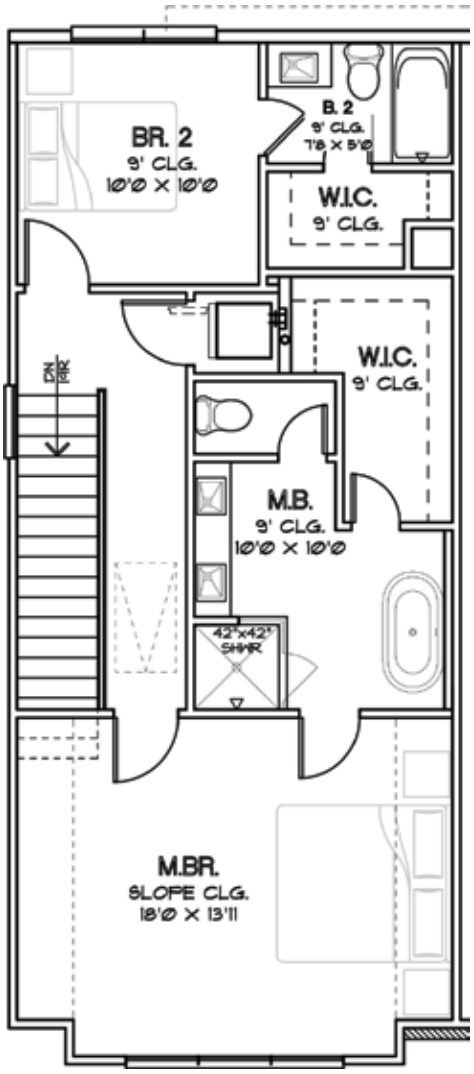
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## PLAN 1841
## 1,841 SQ.FT.




FIRST FLOOR




SECOND FLOOR



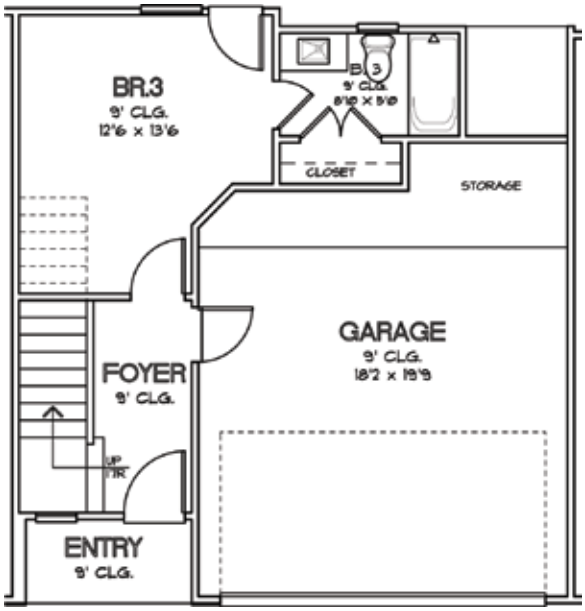

THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY

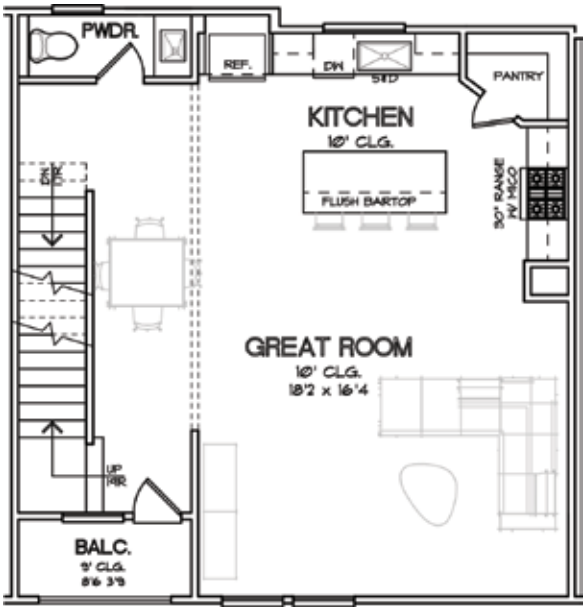
EQUAL HOUSING OPPORTUNITY

CITY HOMES CHOICE

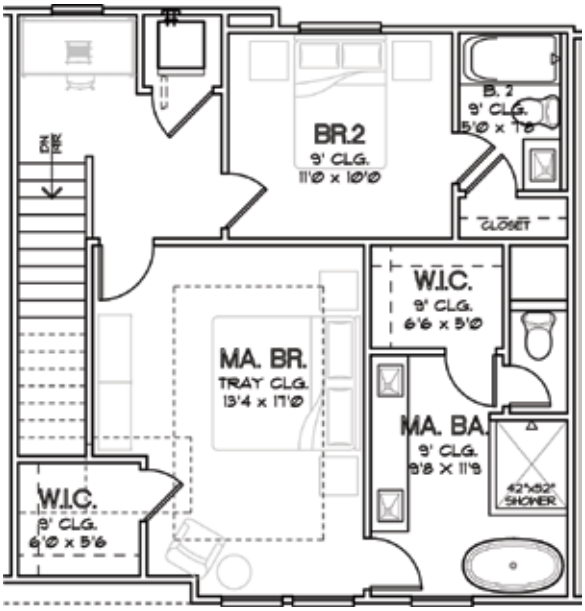
# WHITE OAK STATION
## PLAN 1844
## 1,844 SQ.FT.




FIRST FLOOR




SECOND FLOOR

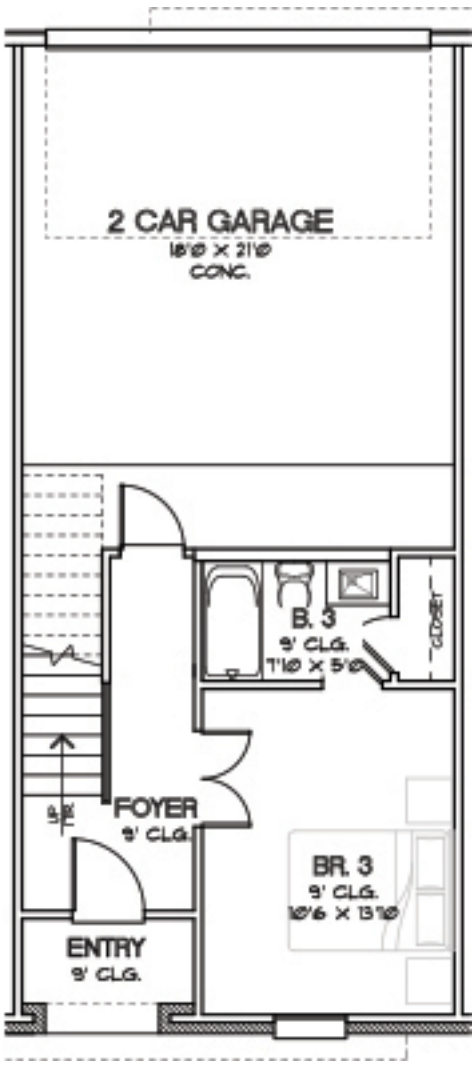



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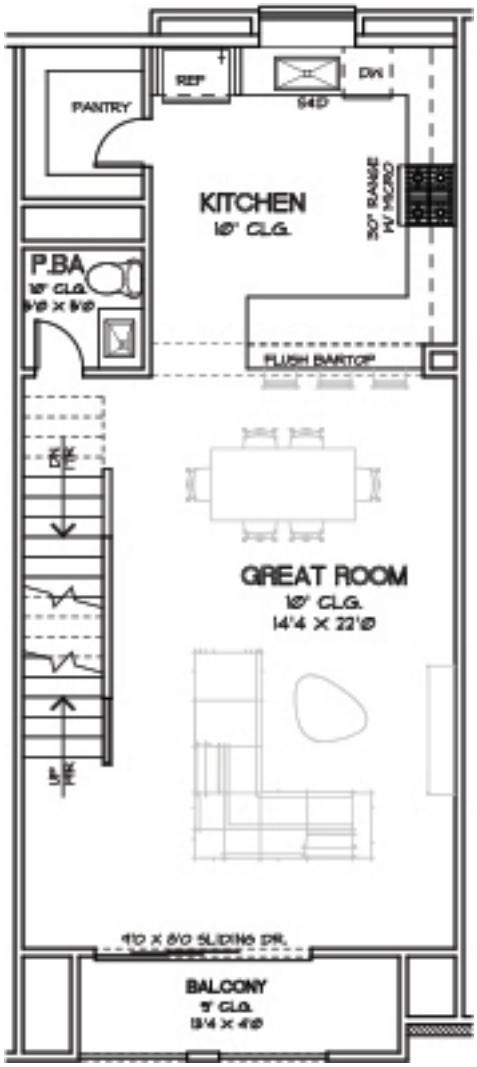
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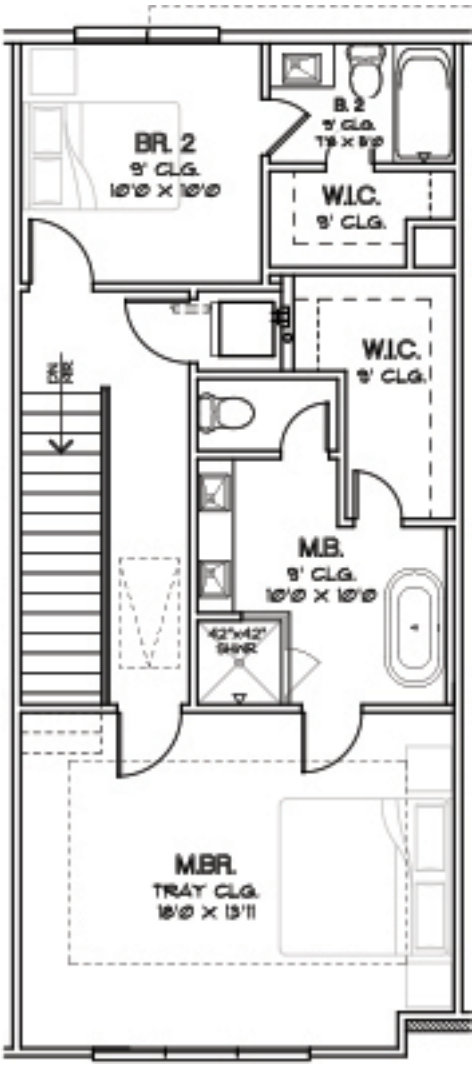
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## PLAN 1849
## 1,849 SQ.FT.




FIRST FLOOR




SECOND FLOOR



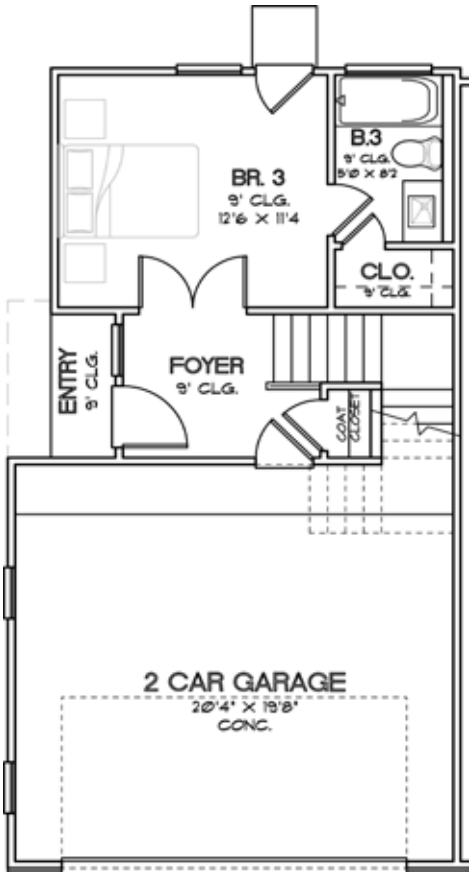

THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY

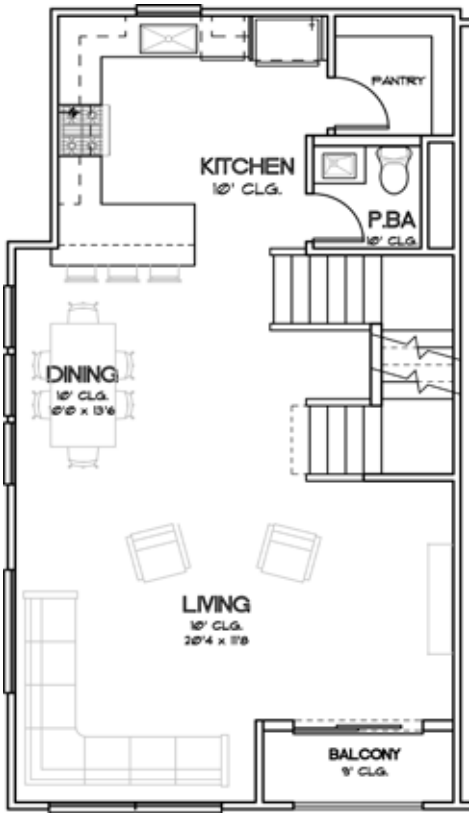
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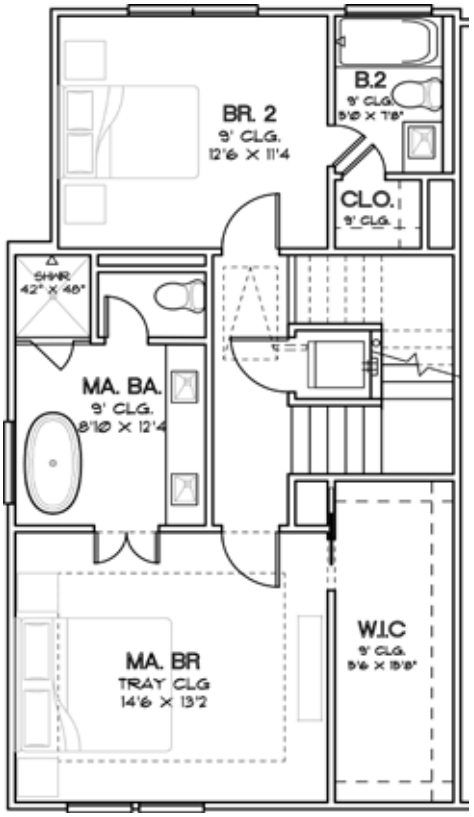
# WHITE OAK STATION
## PLAN 1859
## 1,859 SQ.FT.




FIRST FLOOR




SECOND FLOOR



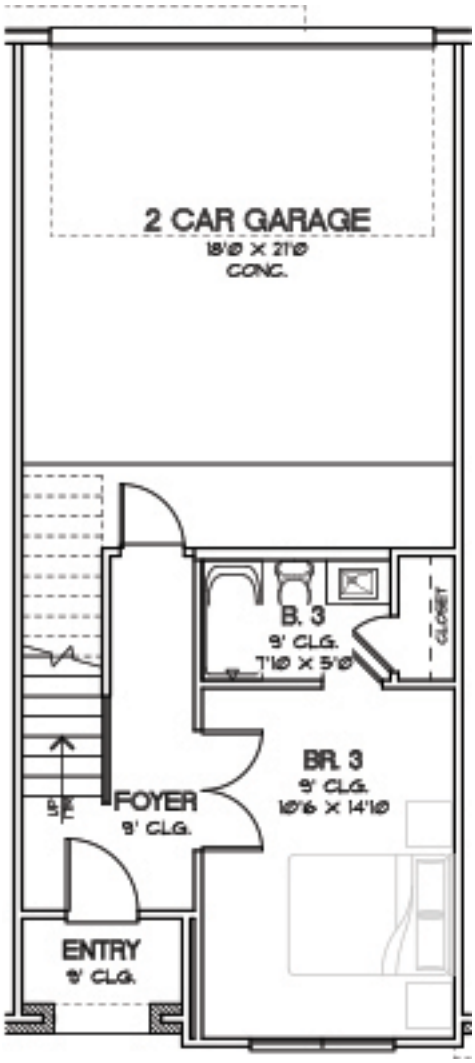

THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY

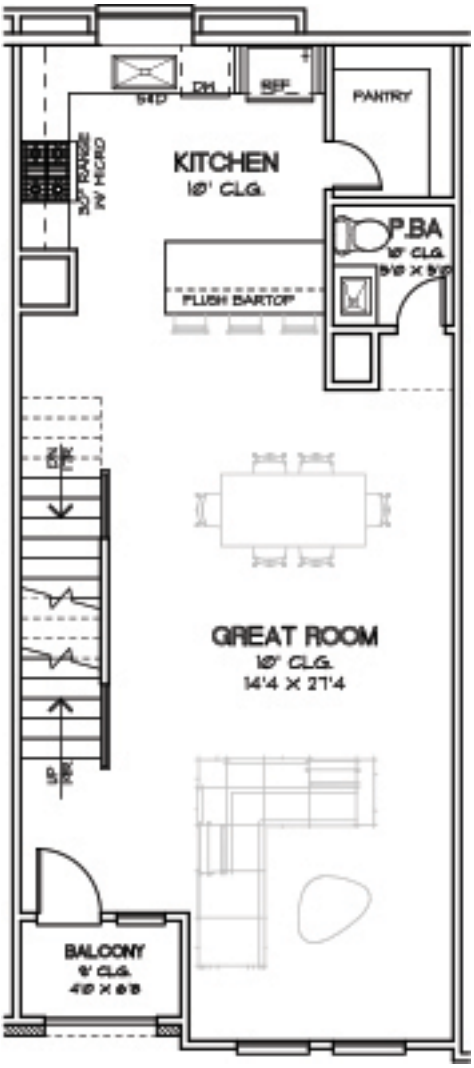
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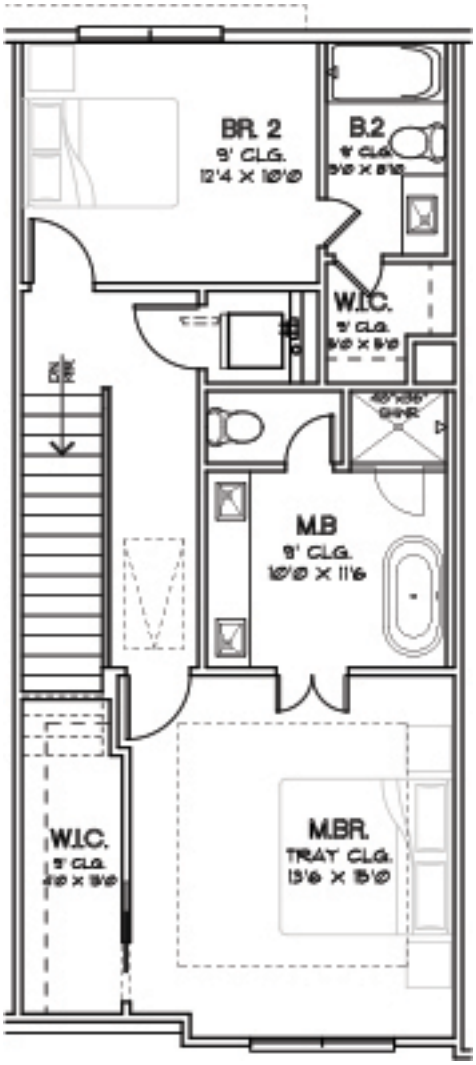
# WHITE OAK STATION
## PLAN 1860
## 1,860 SQ.FT.




FIRST FLOOR




SECOND FLOOR

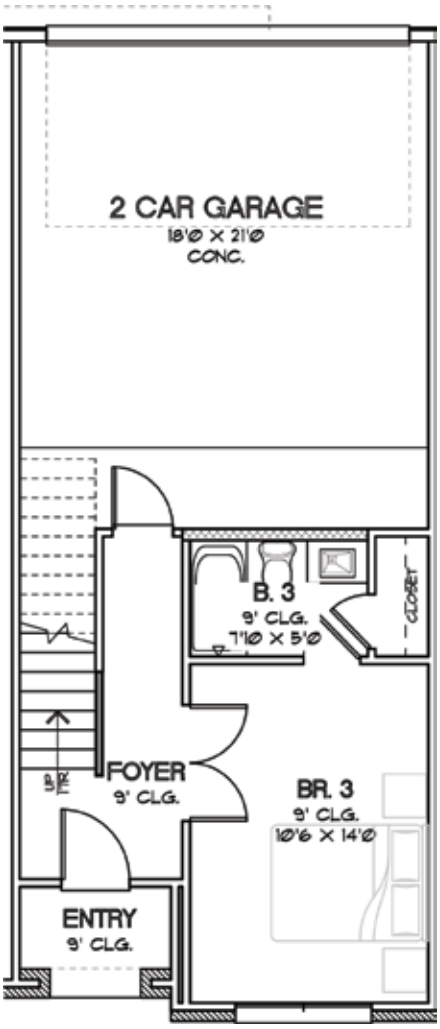



THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

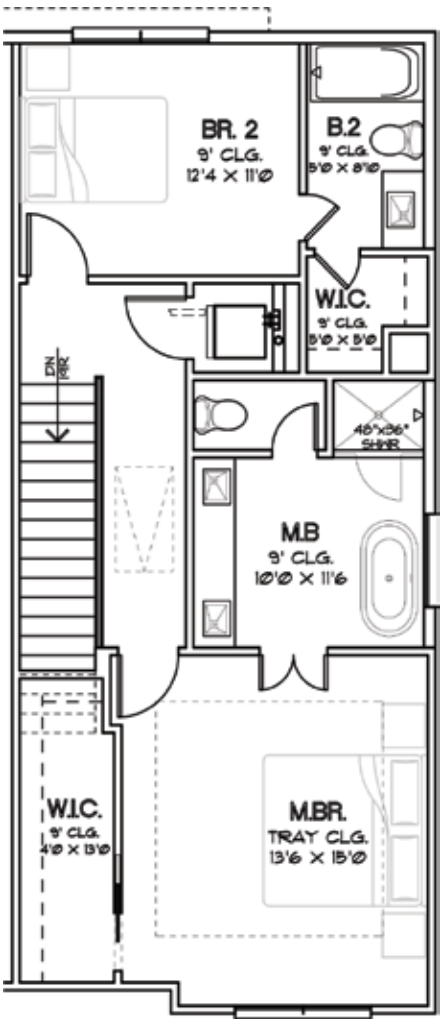
# WHITE OAK STATION
## PLAN 1864
## 1,864 SQ.FT.




FIRST FLOOR




SECOND FLOOR

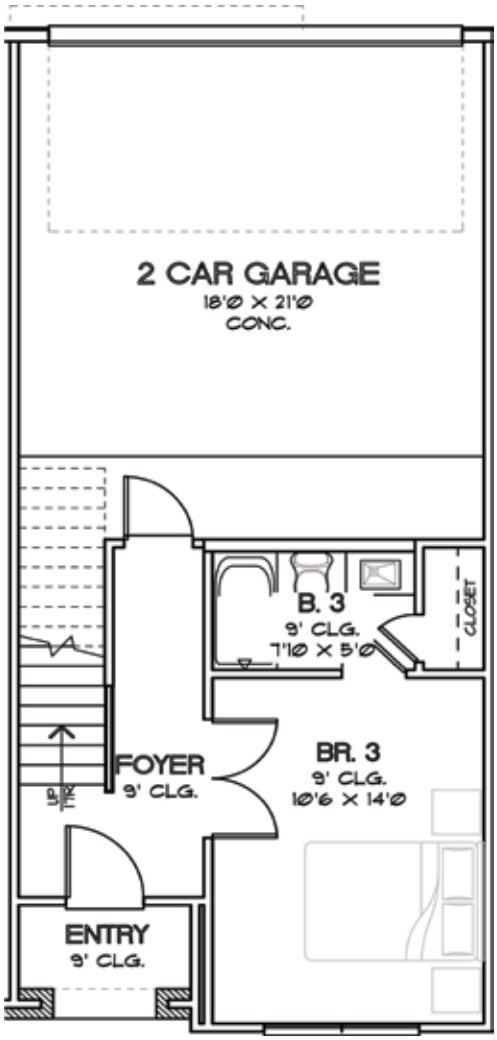



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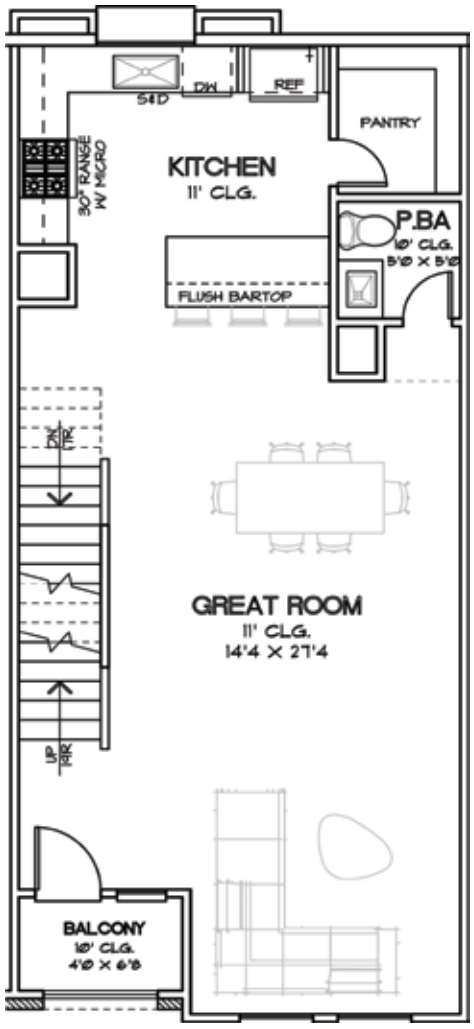
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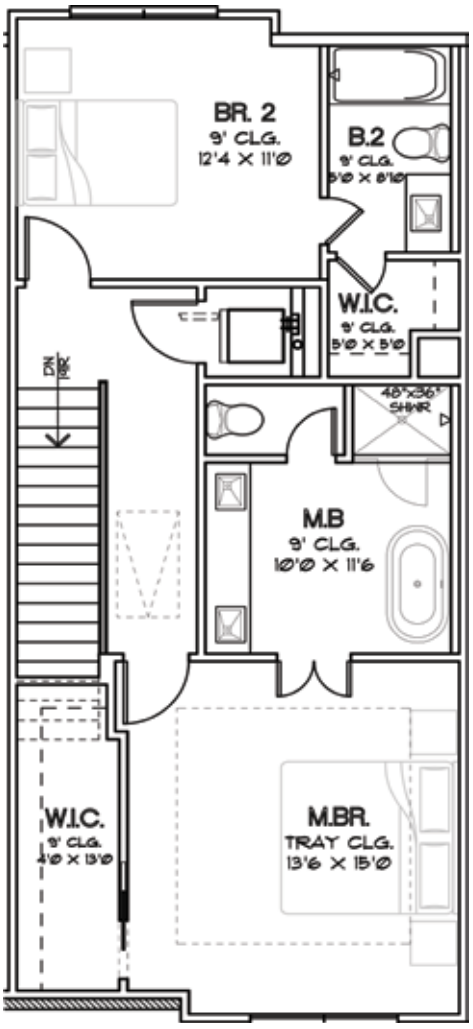
# WHITE OAK STATION
## PLAN 1871
## 1,871 SQ.FT.




FIRST FLOOR




SECOND FLOOR



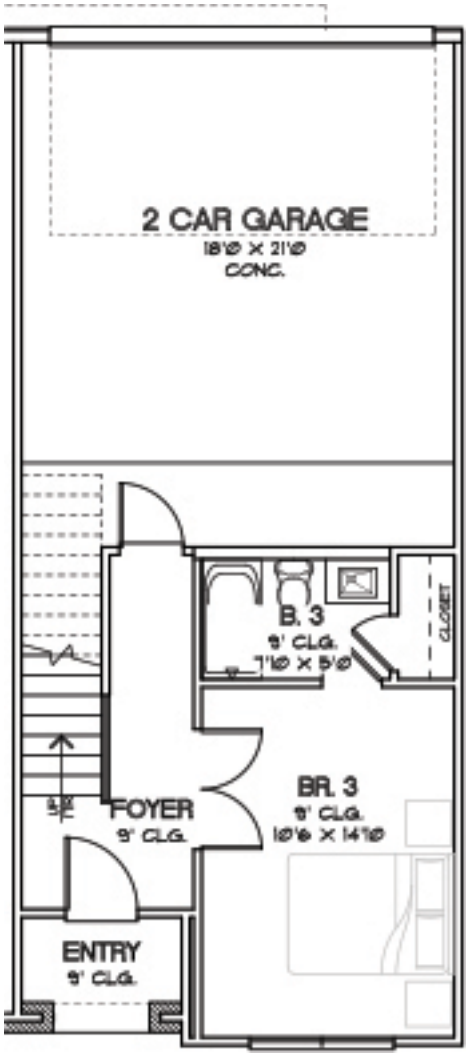

THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY

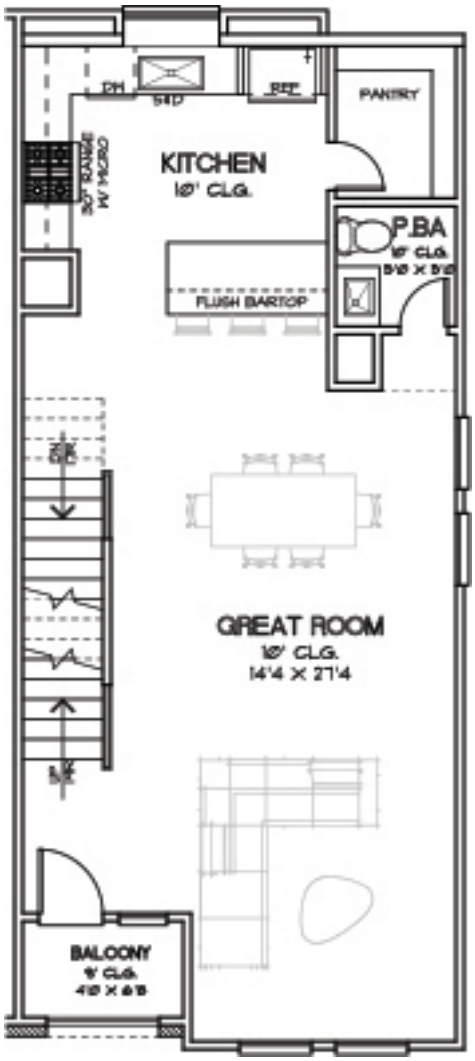
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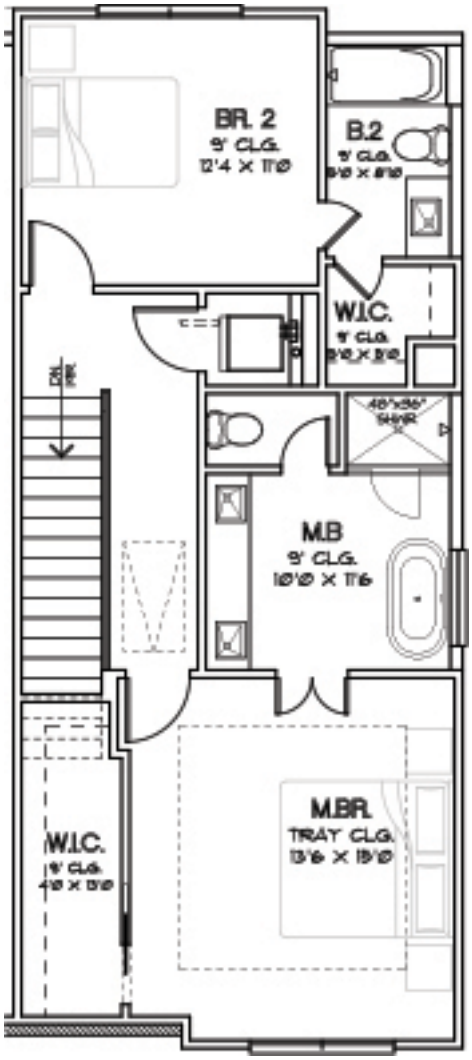
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## PLAN 1873
## 1,873 SQ.FT.




FIRST FLOOR




SECOND FLOOR

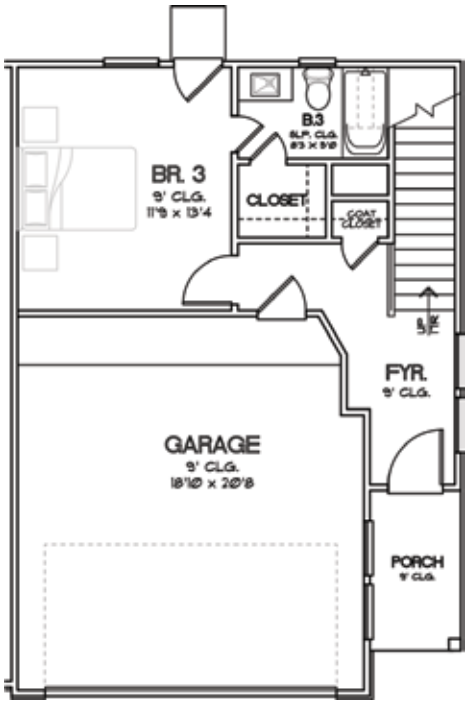



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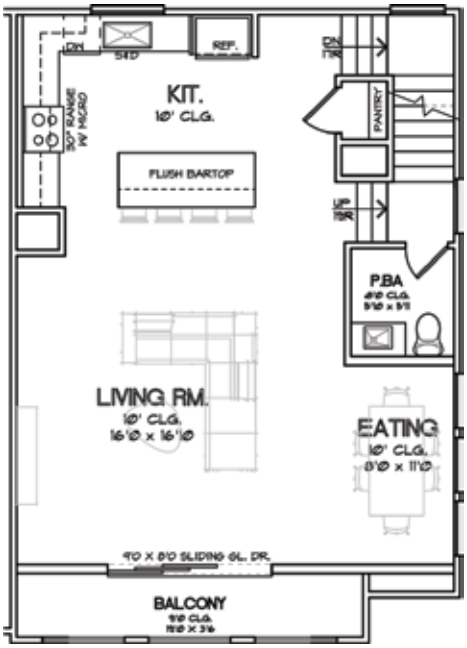
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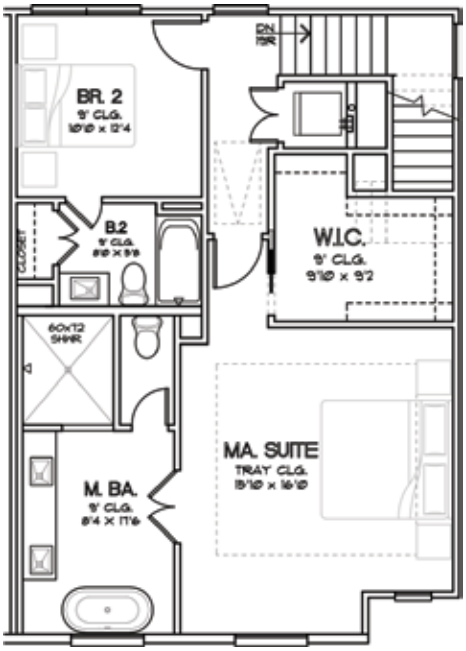
# WHITE OAK STATION
## PLAN 1966
## 1,966 SQ.FT.




FIRST FLOOR




SECOND FLOOR



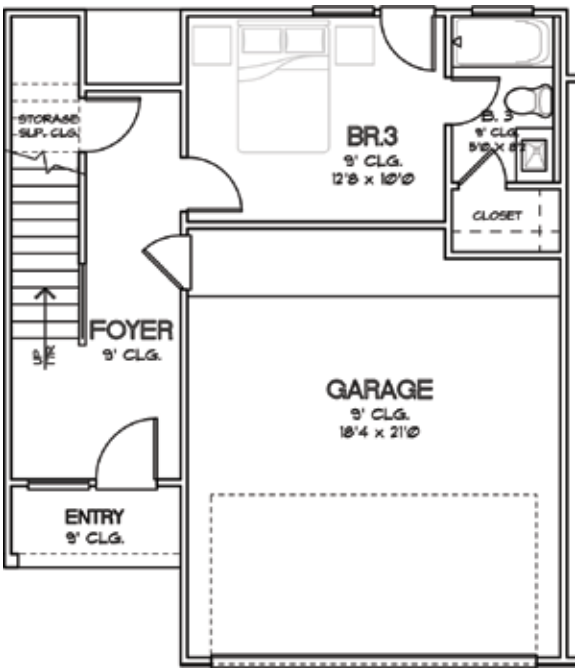

THIRD FLOOR

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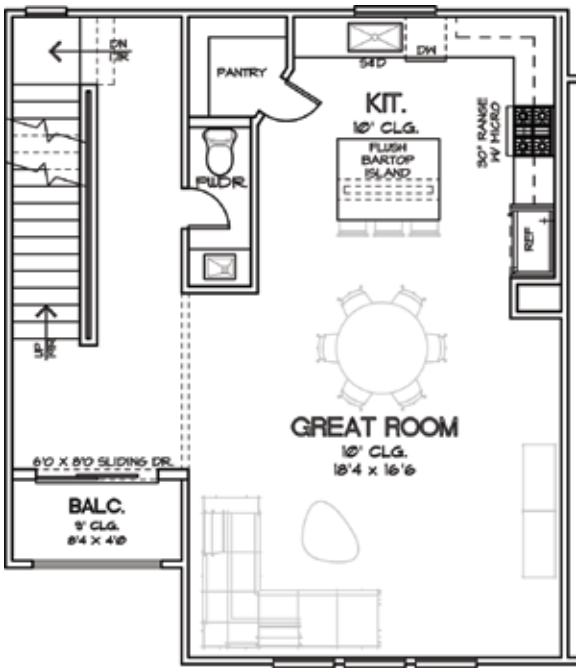
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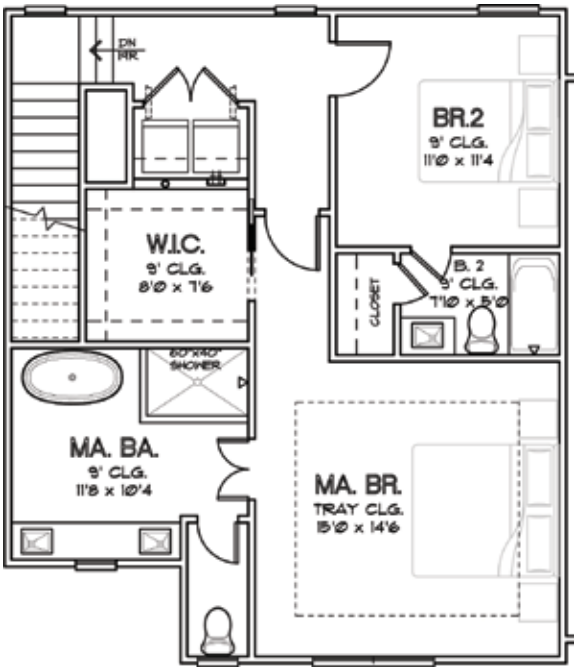
# WHITE OAK STATION
## PLAN 1999
## 1,999 SQ.FT.




FIRST FLOOR




SECOND FLOOR

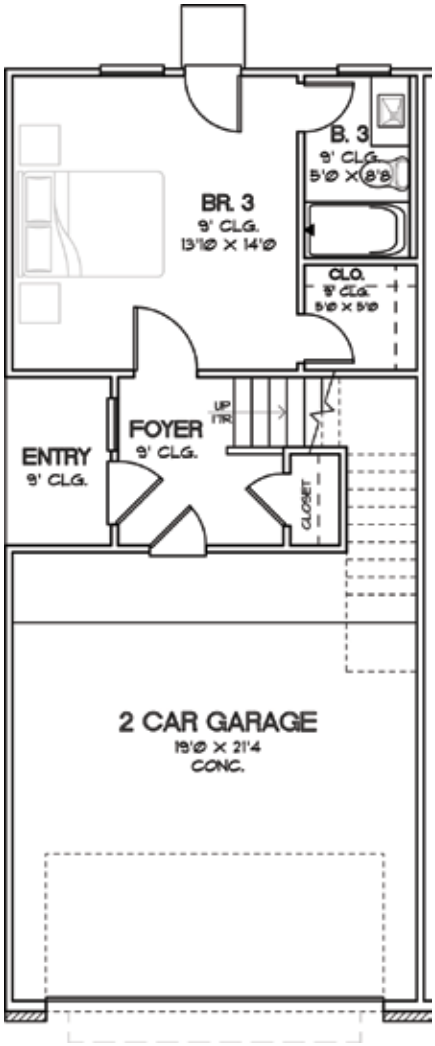



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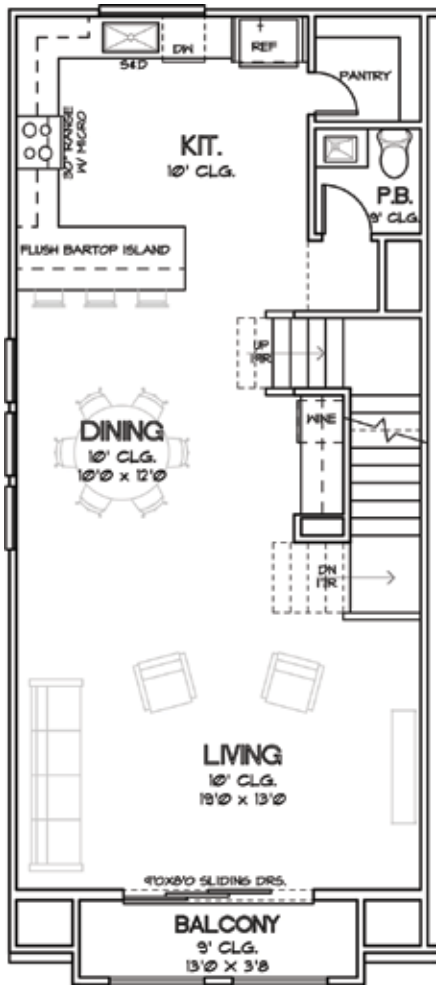
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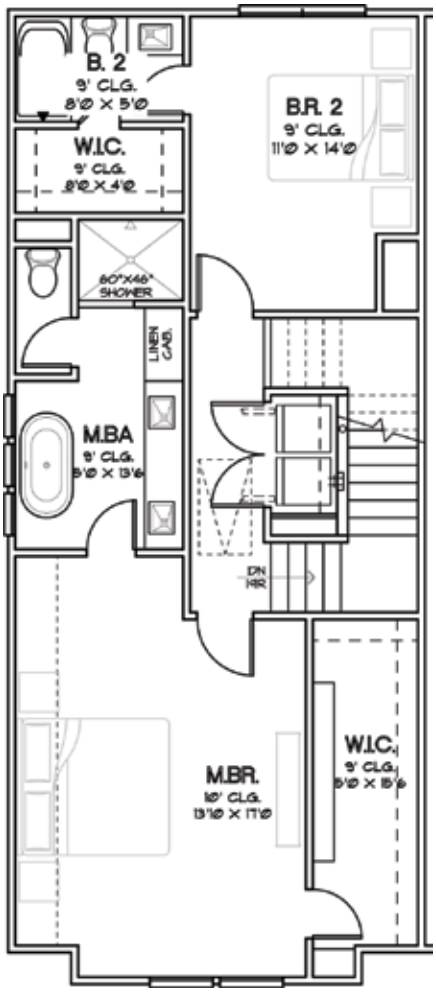
# WHITE OAK STATION
## PLAN 2104
## 2,104 SQ.FT.




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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# WHITE OAK STATION
## COMMUNITY INFORMATION

## Houston Independent School District

**Crockett Elementary School**
2112 Crockett St, Houston, TX 77007
(713) 802-4780

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

**Heights High School**
413 E 13th St, Houston, TX 77008
(713) 865-4400

## Tax Information

**2.13% (2025)**

## HOA Information

**Management Company:** Beacon Residential Management

**Annual Dues:** $1,650

**Capital Reserve Contribution:** $900 (one-time payment)
Includes: Common area maintenance (including the landscaping, gates and fences), private trash, and water

## Points of Interest

- Centrally located with a 10-minute commute to downtown and easy access to I-10, 610, and I-45.
- World-class shopping, restaurants, and Houston's best parks and recreation areas are just 10 minutes in any direction!



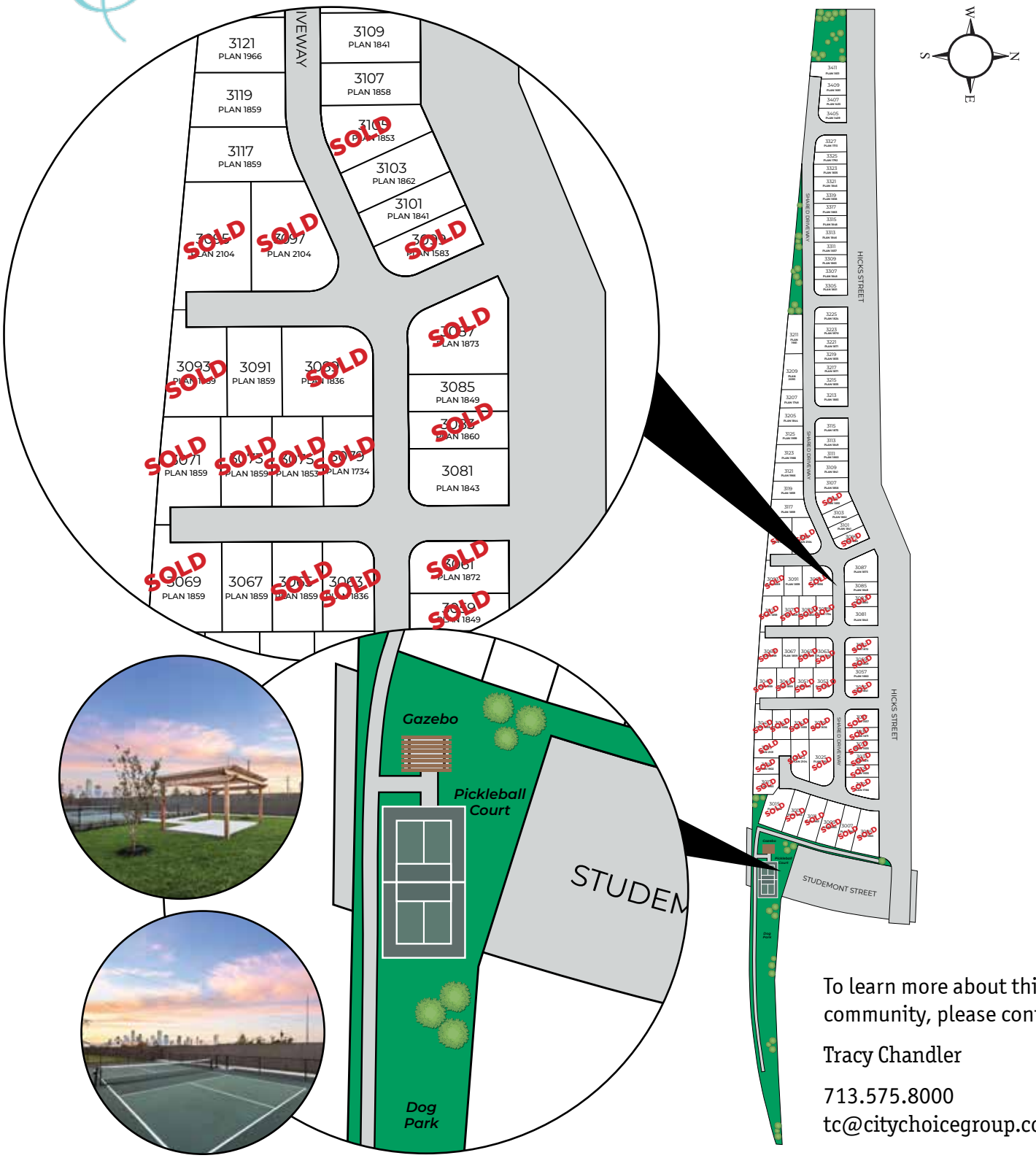

CHOICE IS THE ULTIMATE LUXURY

* Information is deemed reliable but not guaranteed. Schools, tax rates, and HOA fees are subject to change.

CITY HOMES CHOICE

# WHITE OAK STATION

## SITE PLAN




To learn more about this community, please contact:


Tracy Chandler

713.575.8000

tc@citychoicegroup.com


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Price, plans and specifications are subject to change without notice. 9-10-26