



# WHITE OAK STATION

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



To learn more about this community, please contact:

Tracy Chandler | 713.502.4701

[tc@citychoicegroup.com](mailto:tc@citychoicegroup.com)

CHOICE IS THE ULTIMATE LUXURY





## WHITE OAK STATION

QUICK MOVE-IN HOMES

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### 3055 Hicks Street

**\$484,900**

3 beds | 3.5 baths | 2 car garage  
1,841 sq. ft.  
**AVAILABLE NOW**

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### 3057 Hicks Street

**\$479,900**

3 beds | 3.5 baths | 2 car garage  
1,860 sq. ft.  
**AVAILABLE NOW**

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### 3061 Hicks Street

**\$499,900**

3 beds | 3.5 baths | 2 car garage  
1,873 sq. ft.  
**AVAILABLE NOW**

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### 3065 Hicks Street

**\$489,900**

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

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### 3067 Hicks Street

**\$489,900**

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

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### 3073 Hicks Street

**\$479,900**

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

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### 3075 Hicks Street

**\$489,900**

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

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### 3081 Hicks Street

**\$509,900**

3 beds | 3.5 baths | 2 car garage  
1,843 sq. ft.  
**AVAILABLE NOW**

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### 3083 Hicks Street

**\$494,700**

3 beds | 3.5 baths | 2 car garage  
1,860 sq. ft.  
**AVAILABLE NOW**

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continued

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## WHITE OAK STATION

QUICK MOVE-IN HOMES

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**3085 Hicks Street**  
**\$494,700**

3 beds | 3.5 baths | 2 car garage  
1,849 sq. ft.  
**AVAILABLE NOW**

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**3087 Hicks Street**  
**\$504,700**

3 beds | 3.5 baths | 2 car garage  
1,873 sq. ft.  
**AVAILABLE NOW**

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**3095 Hicks Street**  
**\$559,900**

3 beds | 3.5 baths | 2 car garage  
2,104 sq. ft.  
**AVAILABLE NOW**

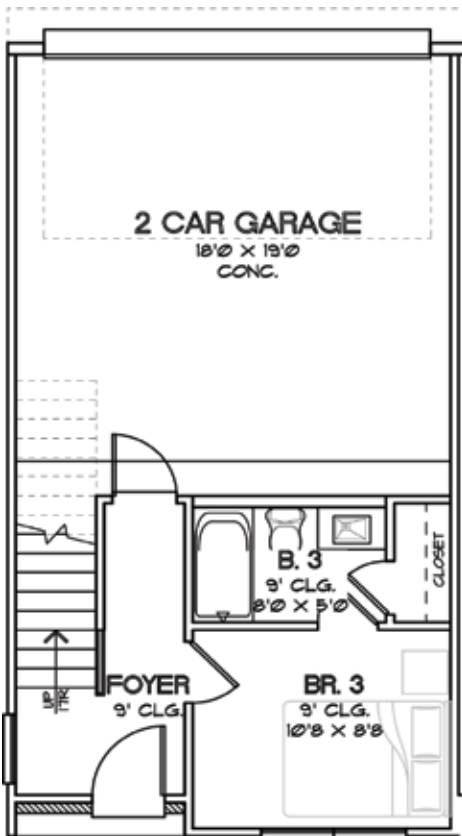
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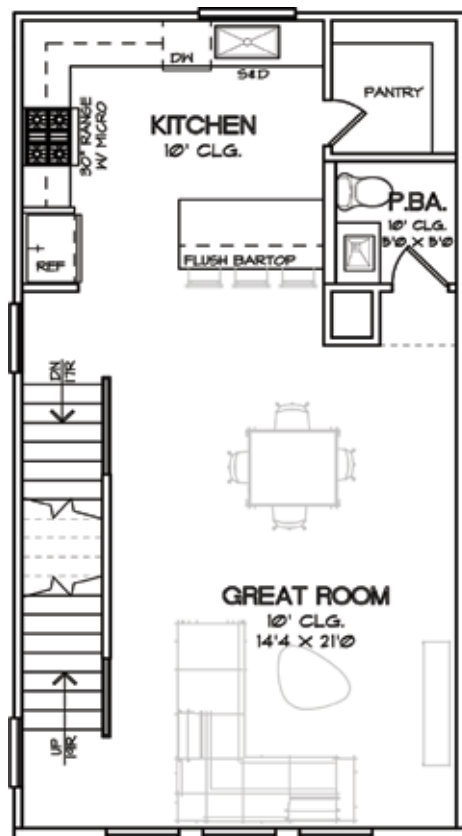
Cesar Aponte | 281.639.9513  
[cesar@cqhouston.com](mailto:cesar@cqhouston.com)

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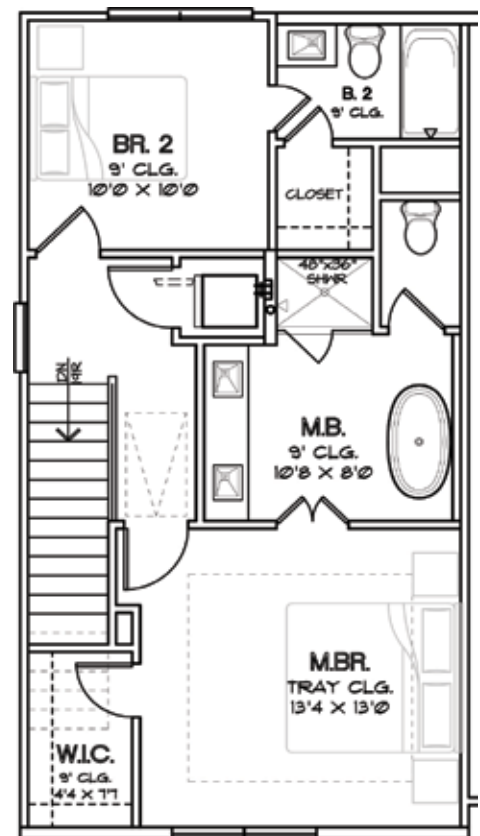




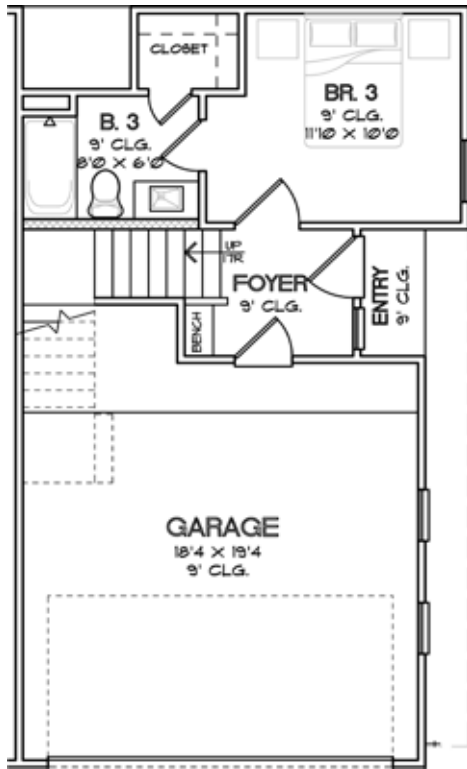
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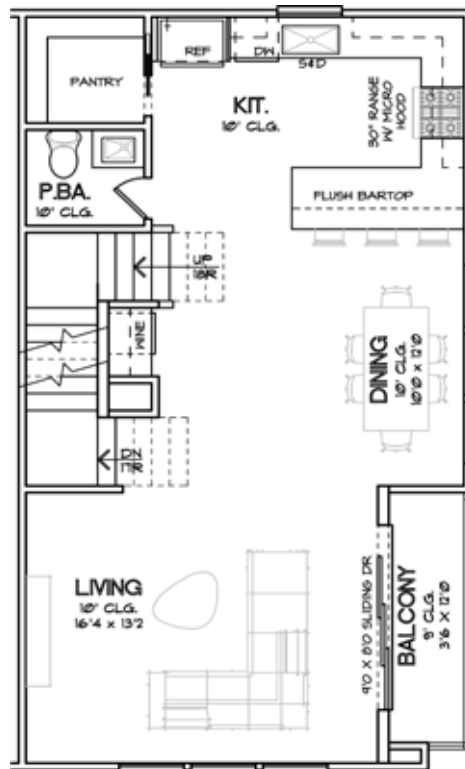
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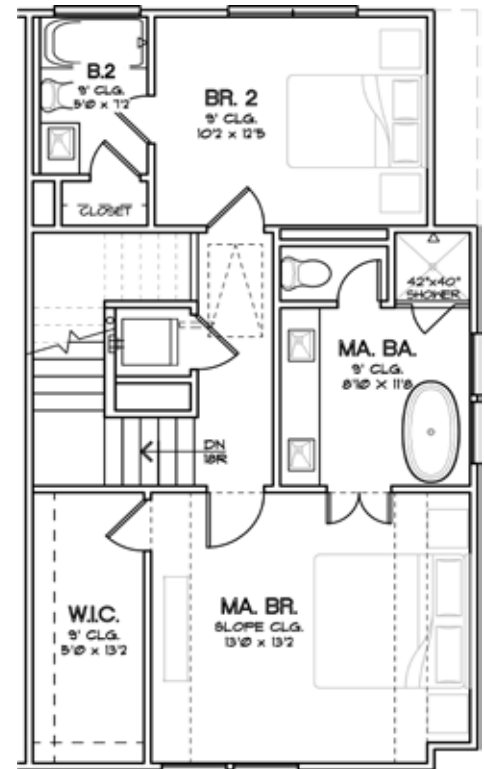
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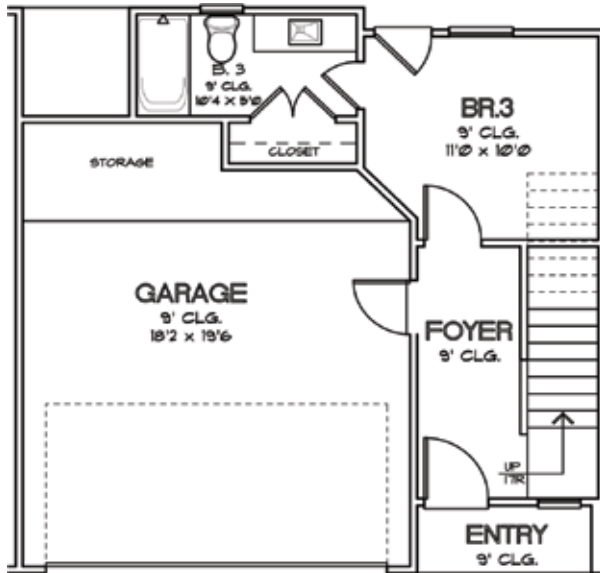
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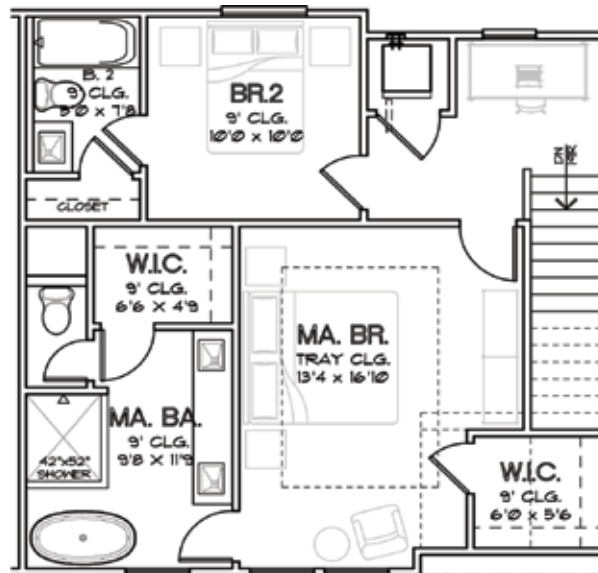
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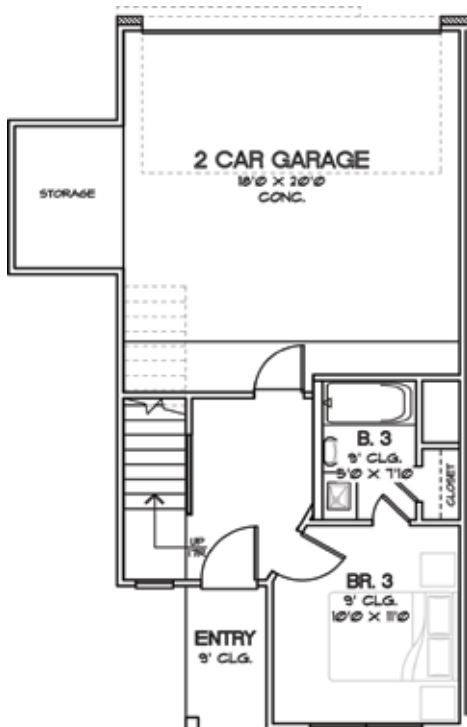
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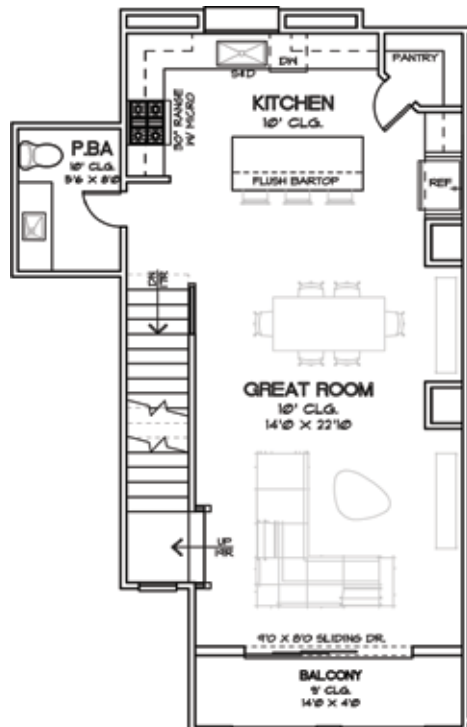
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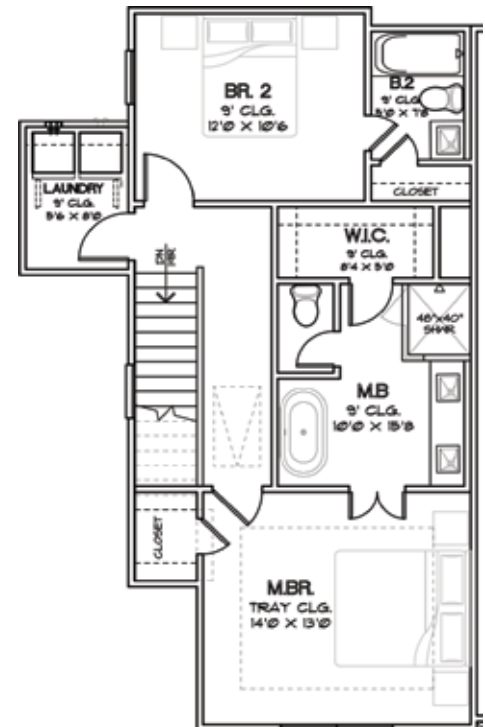
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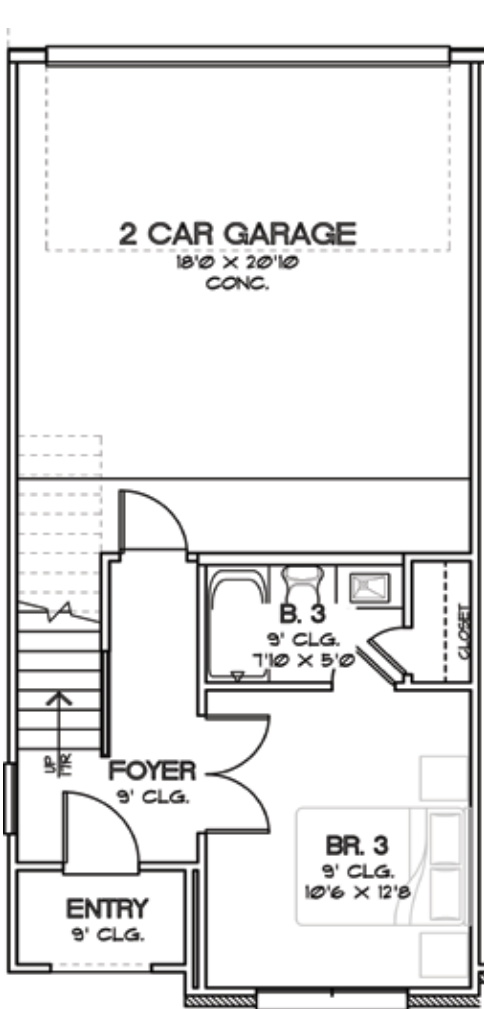
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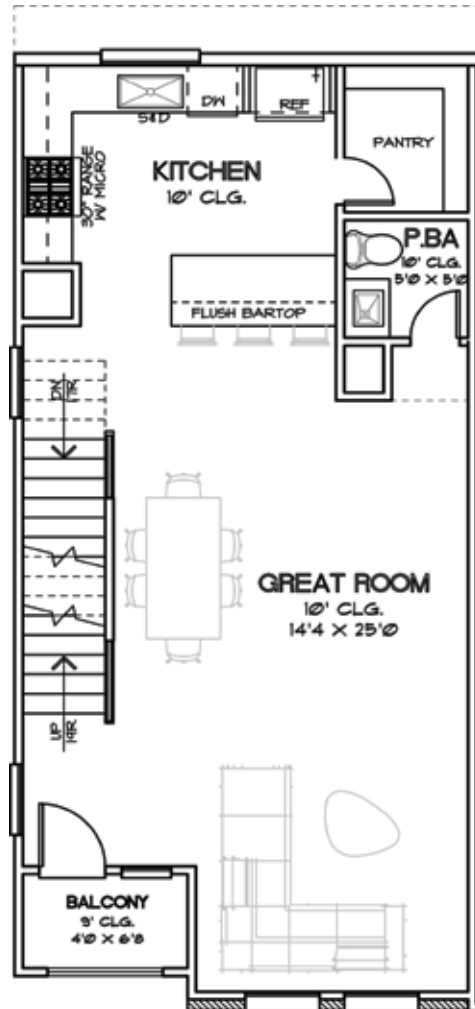
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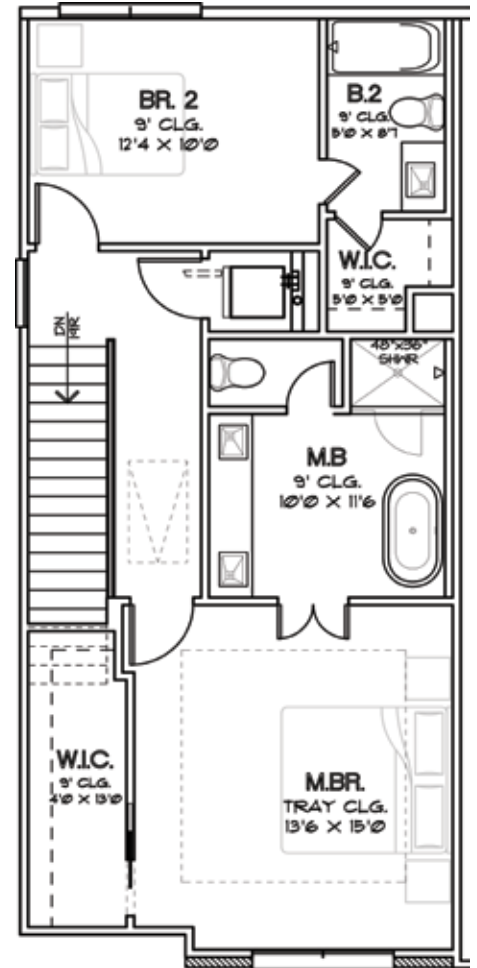
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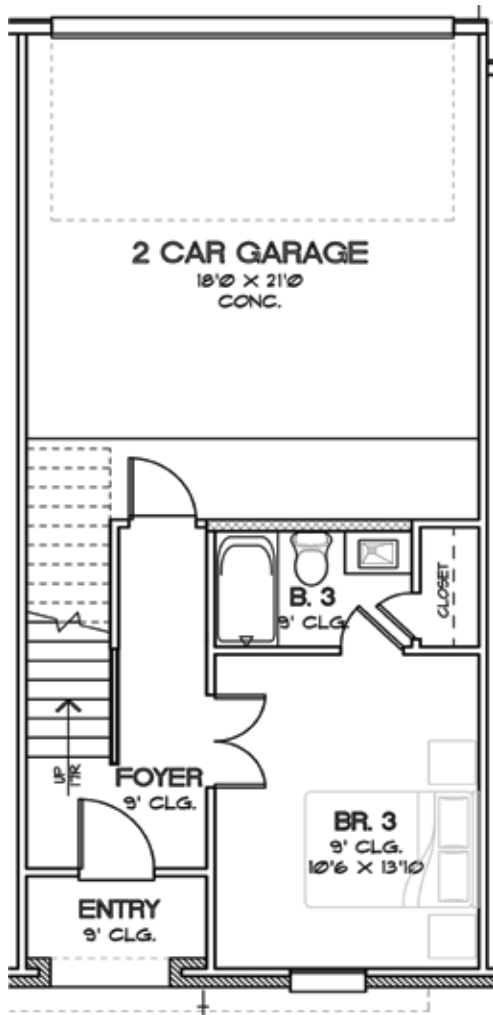
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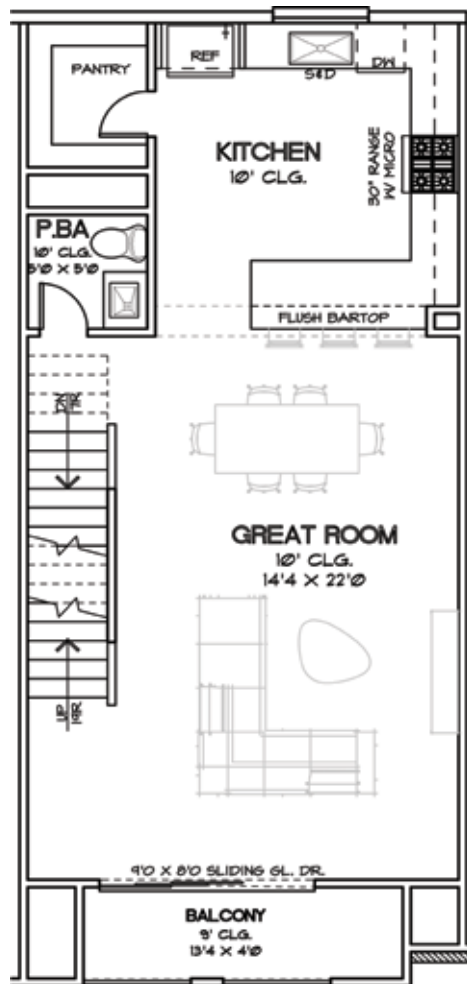
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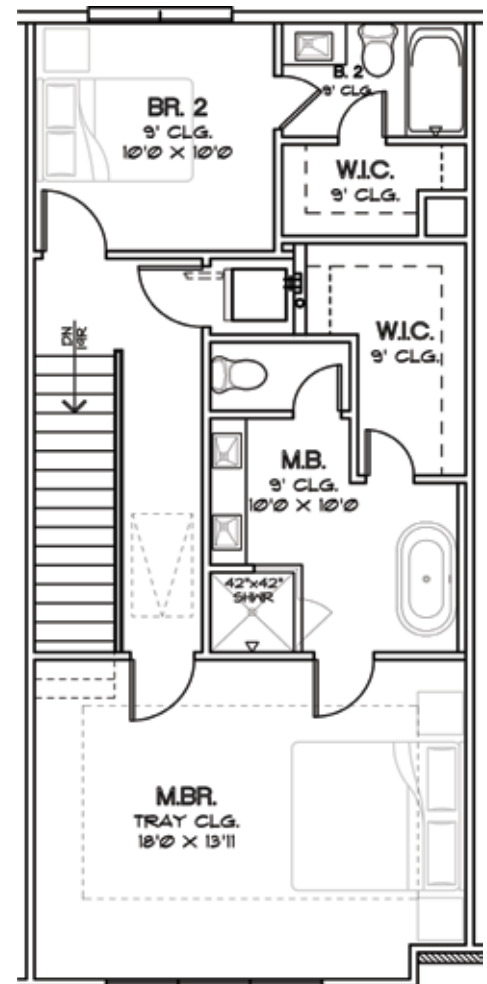
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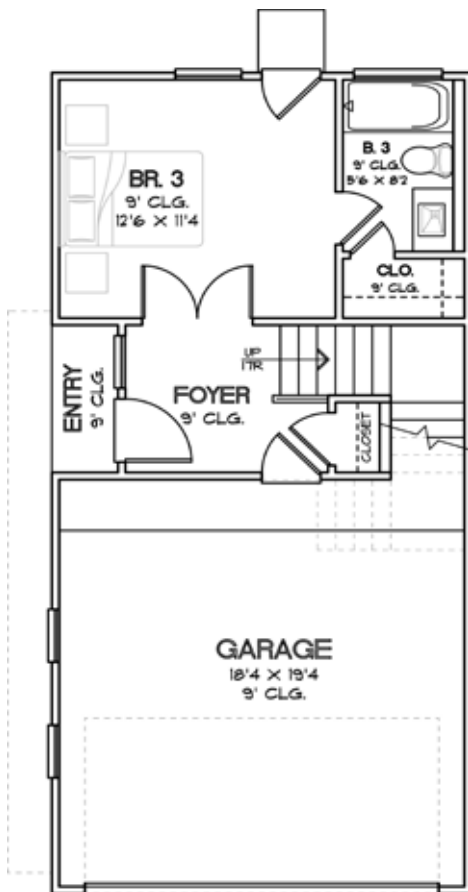
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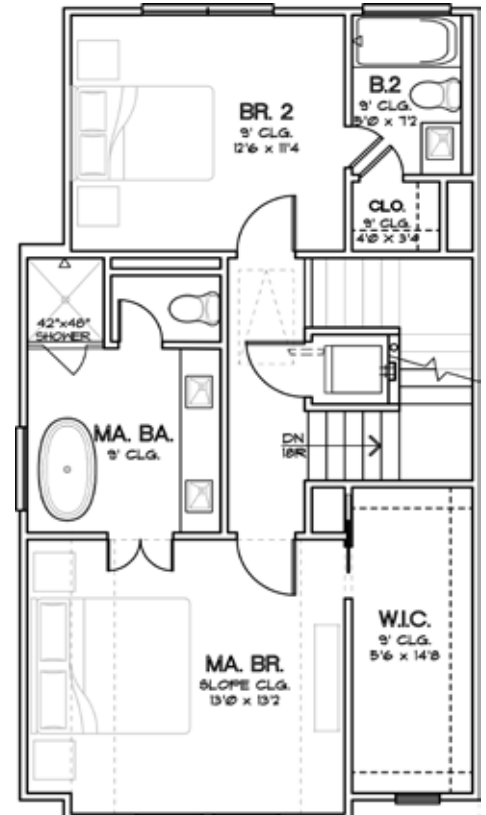
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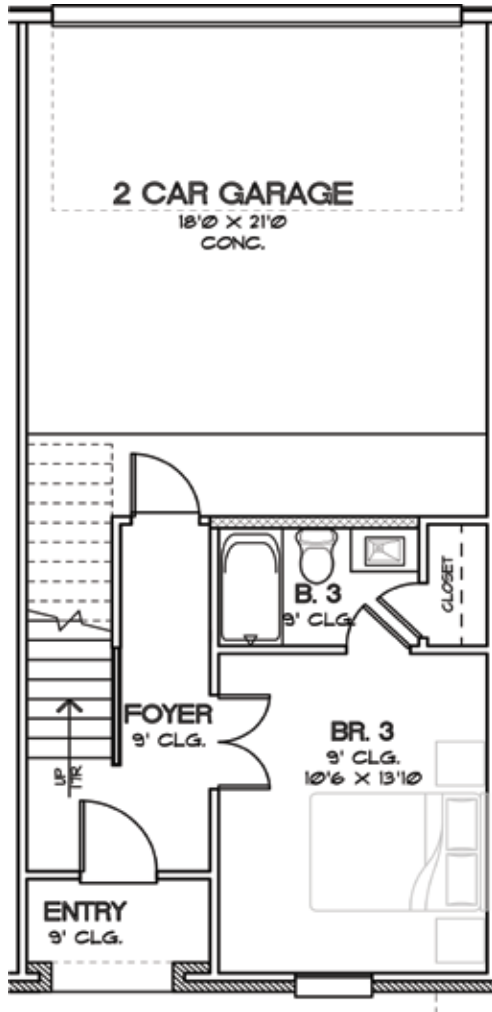
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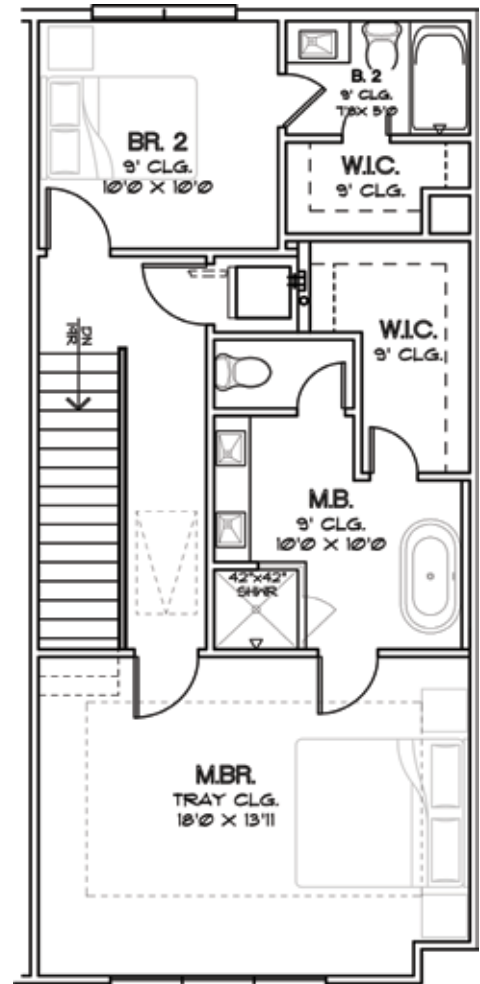
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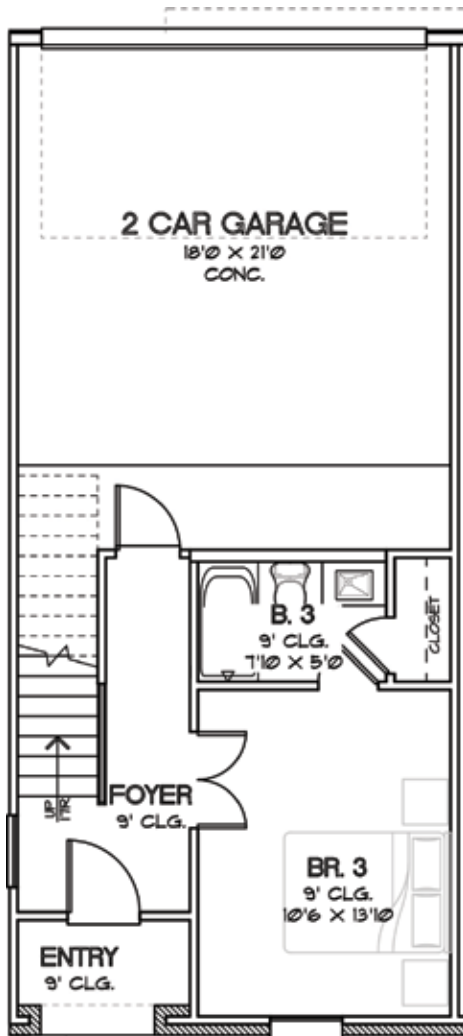
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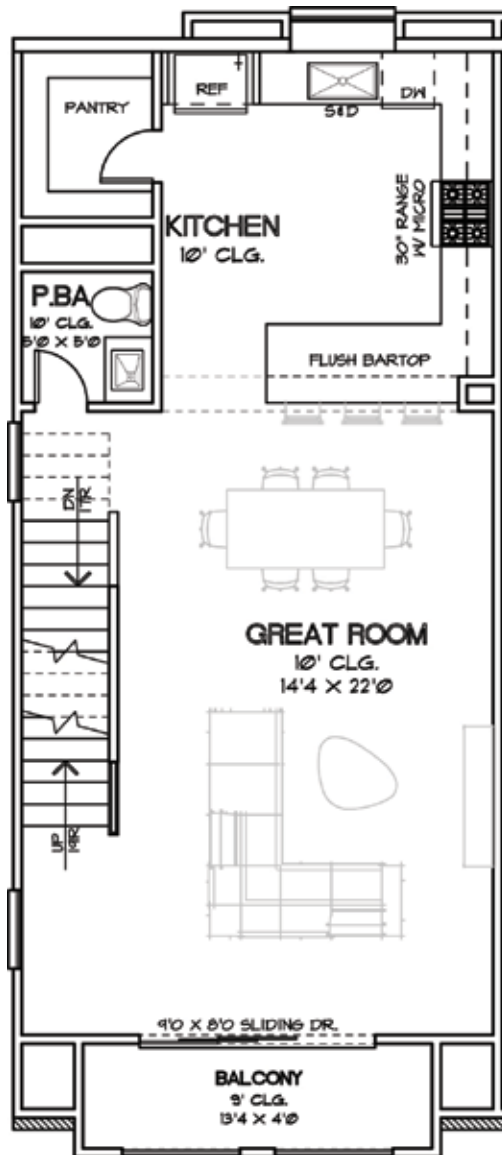
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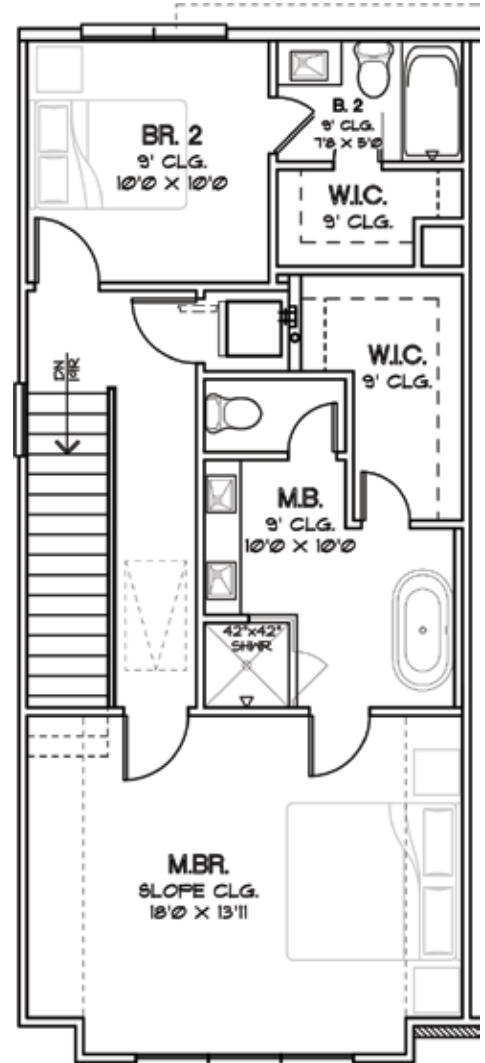
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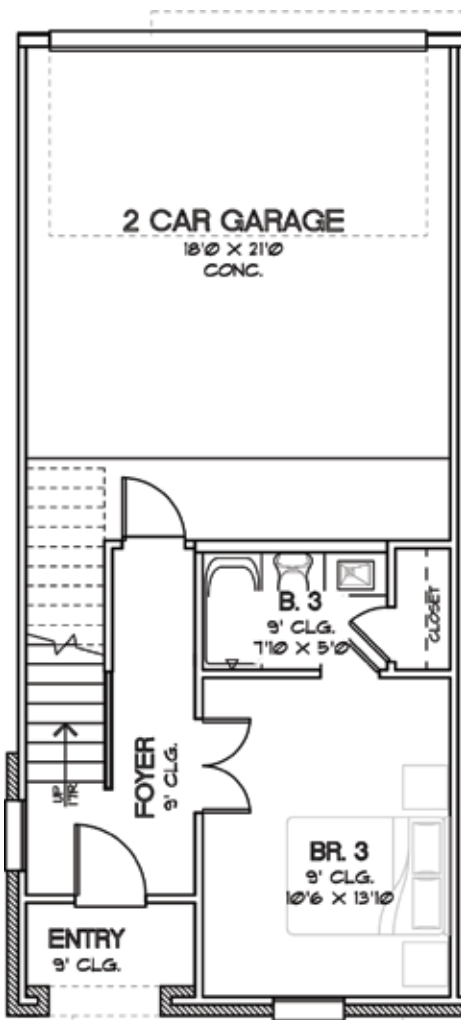
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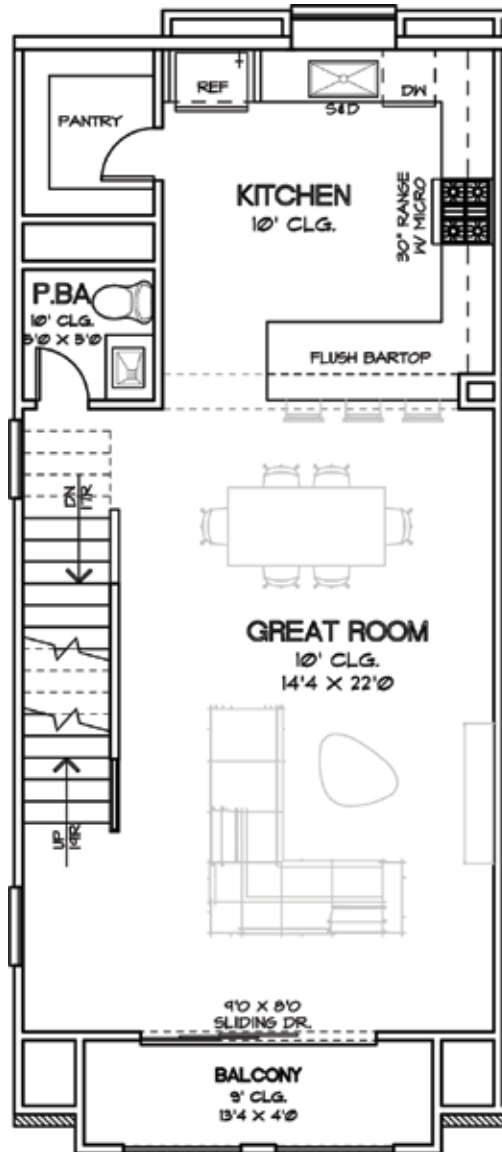
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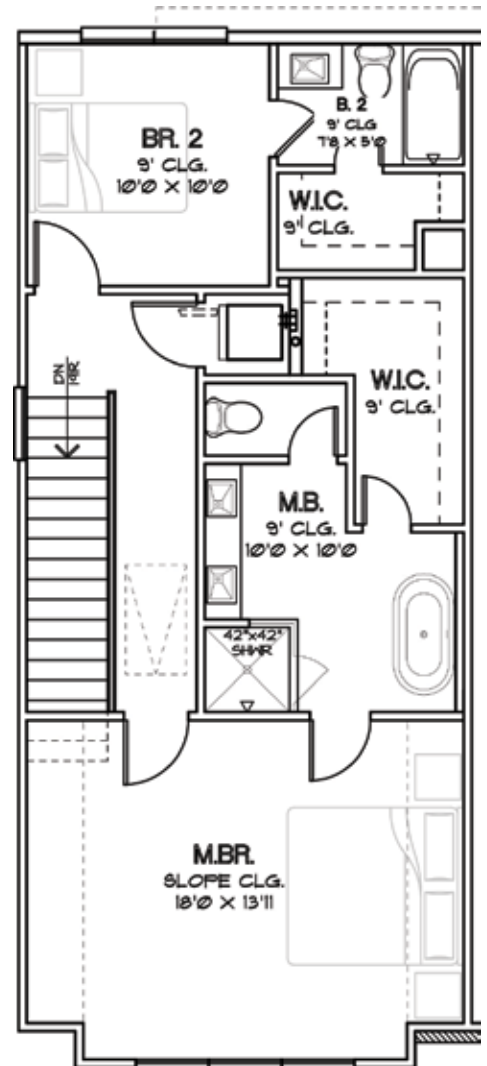
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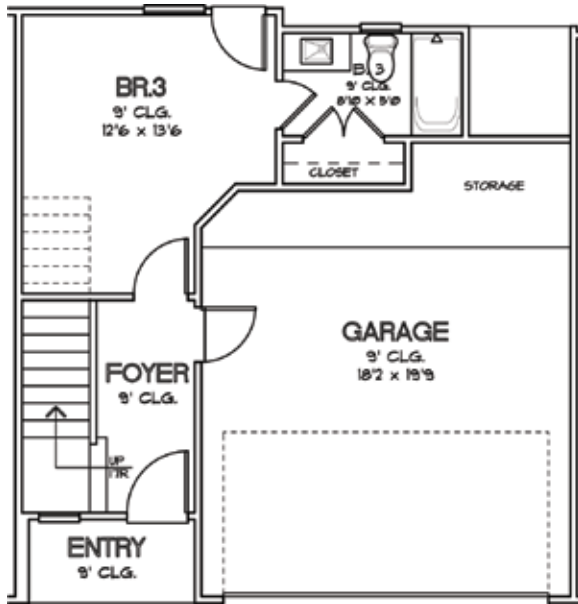
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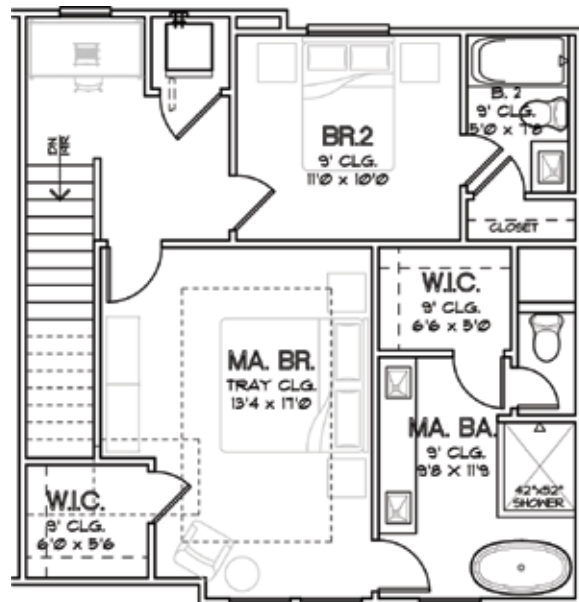
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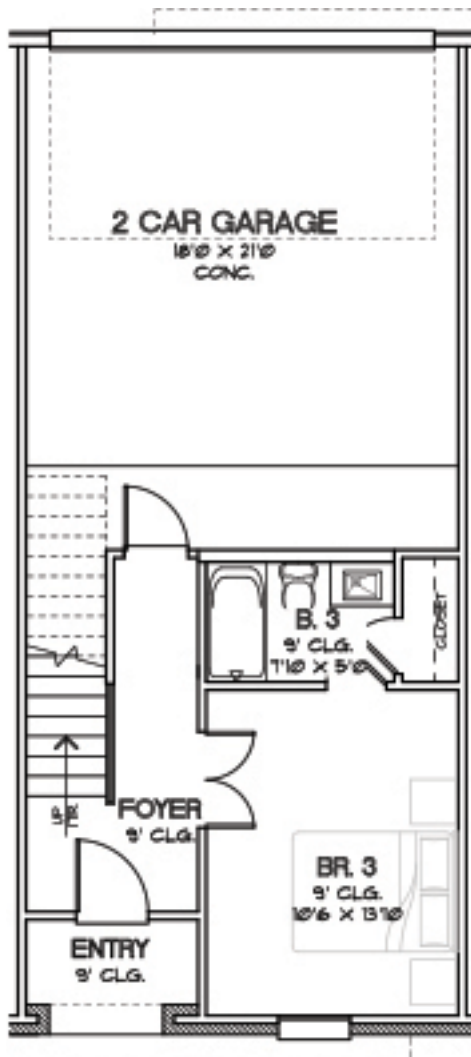
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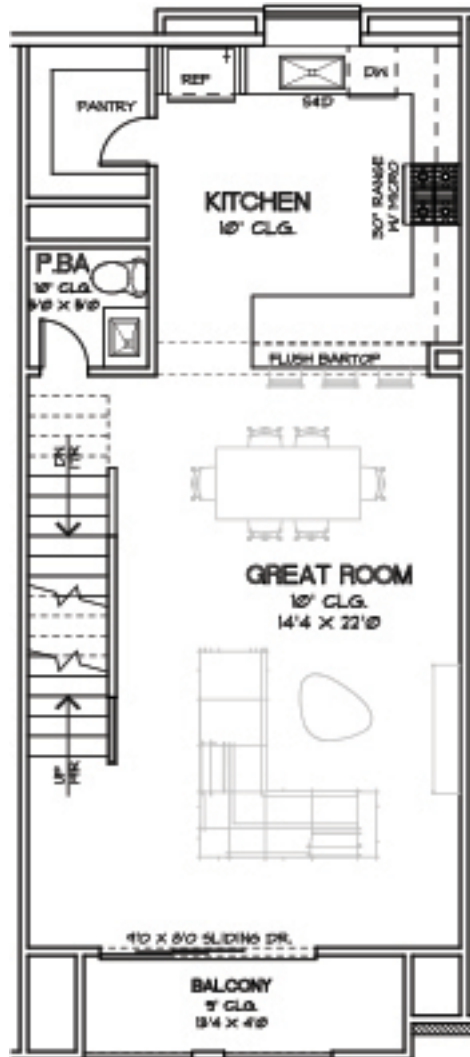
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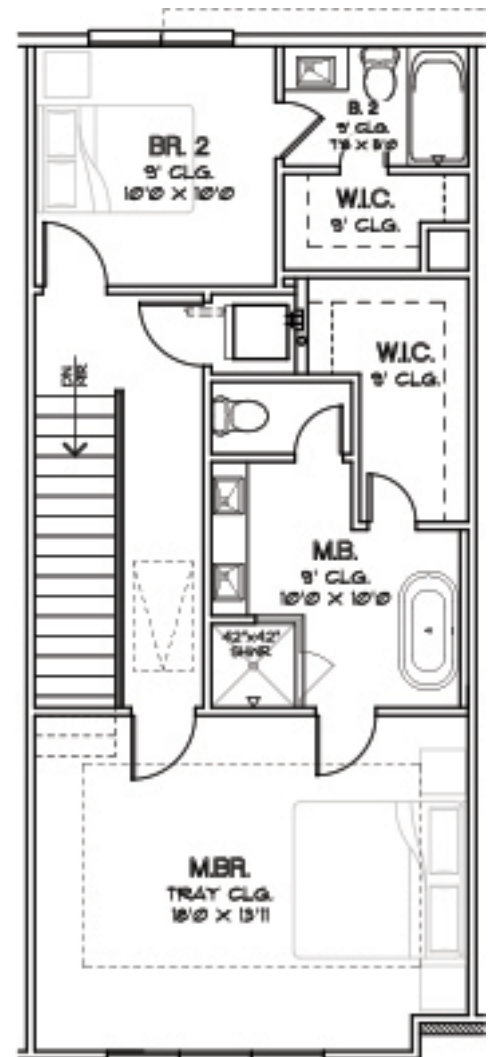
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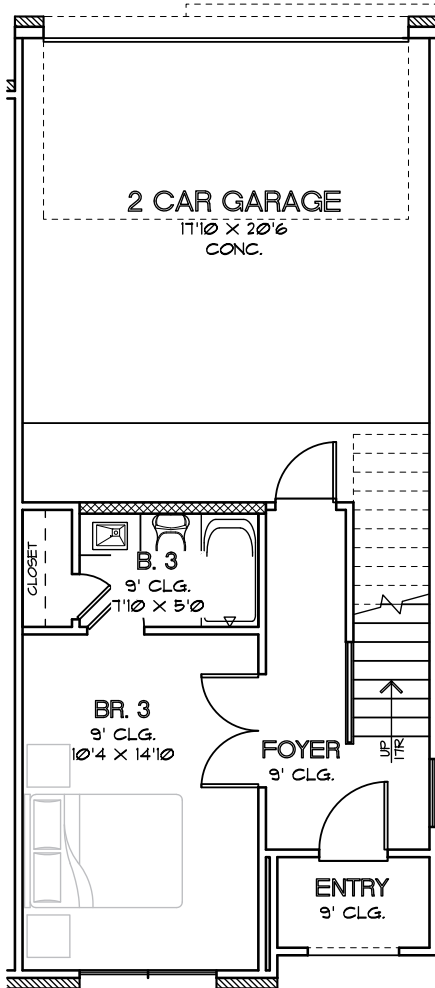
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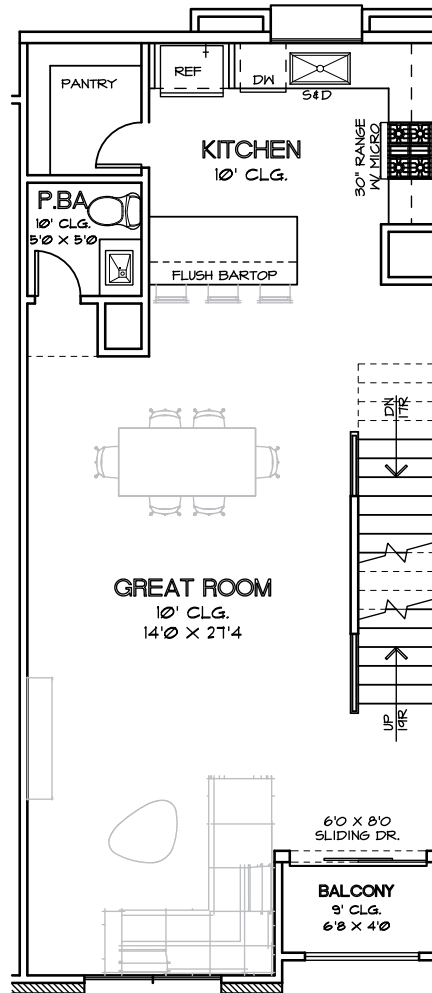
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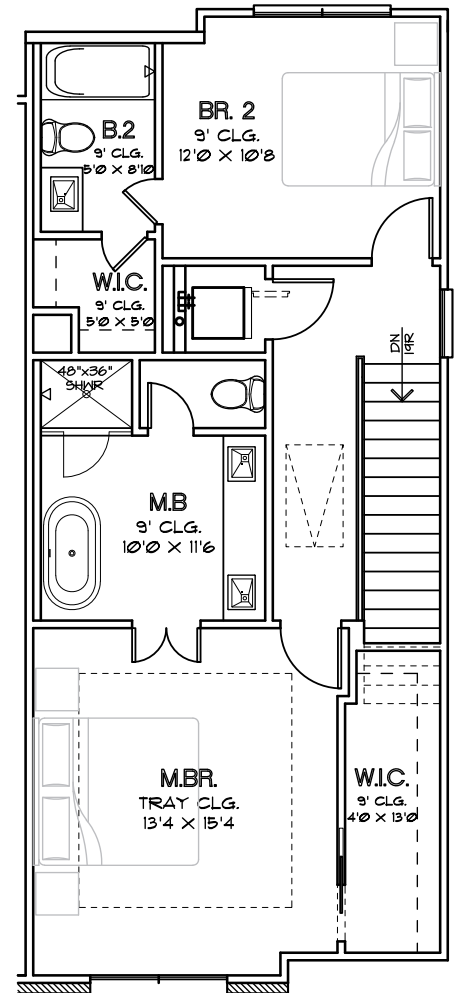
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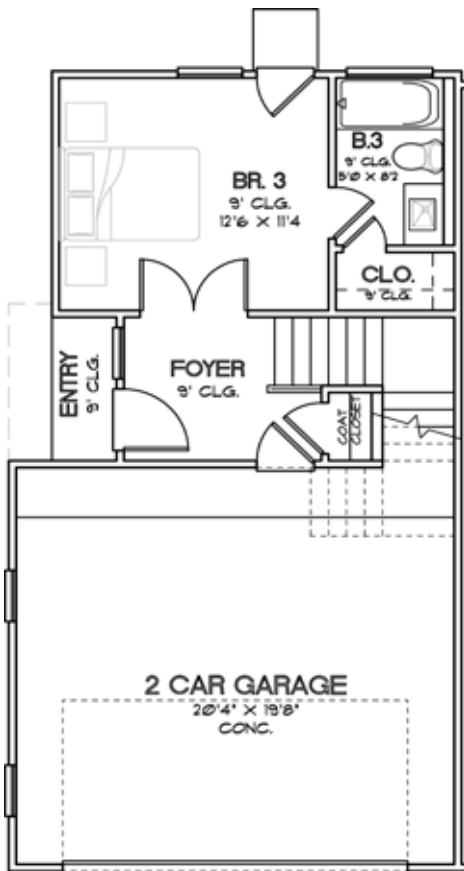
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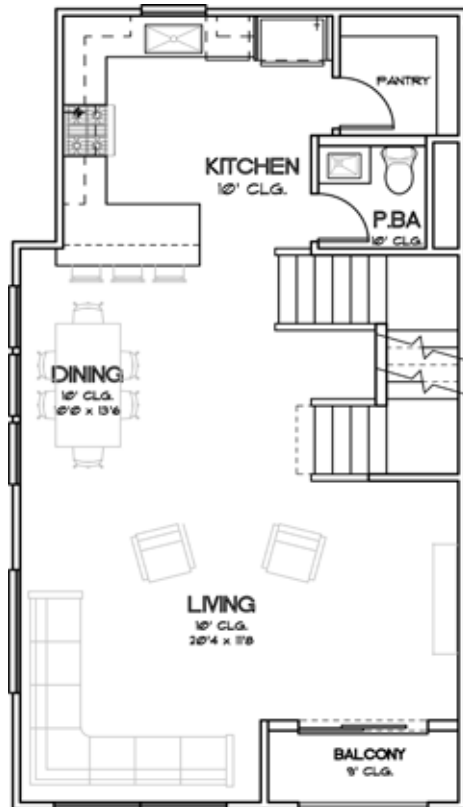
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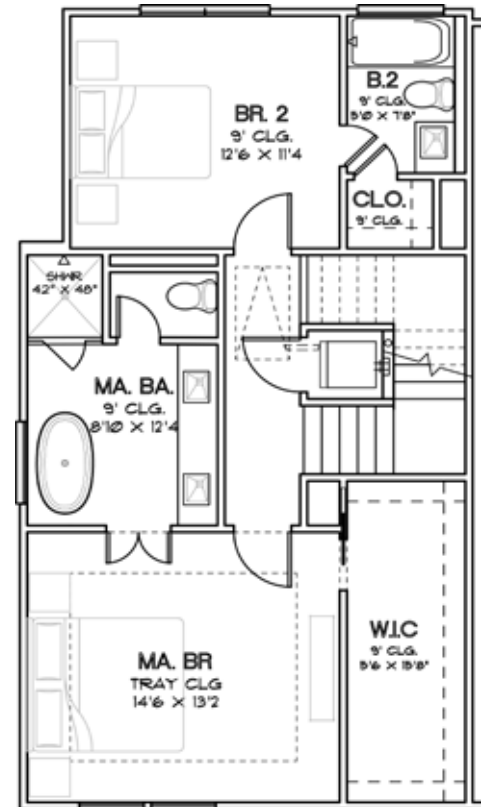
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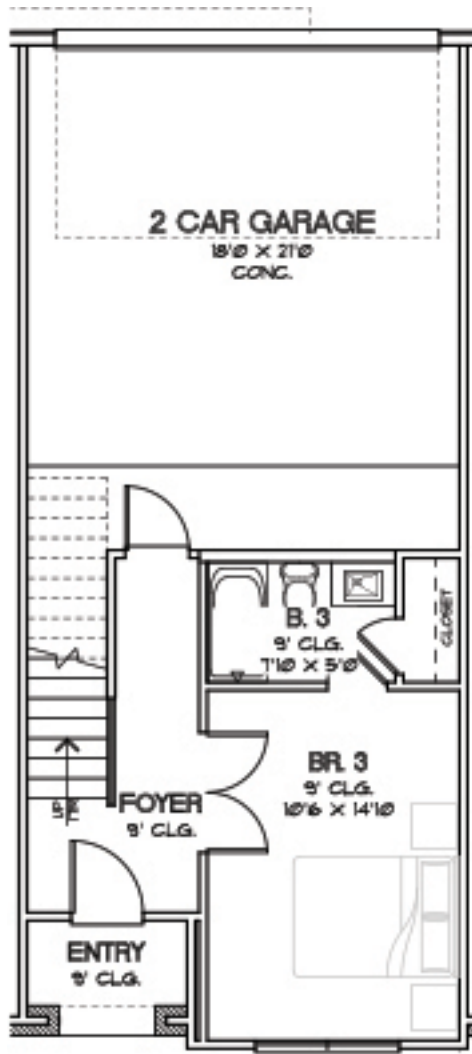
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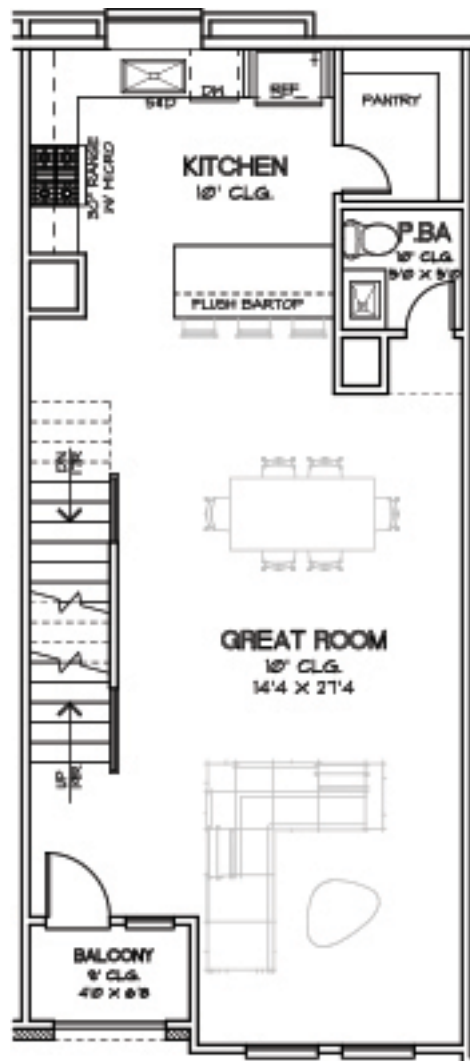
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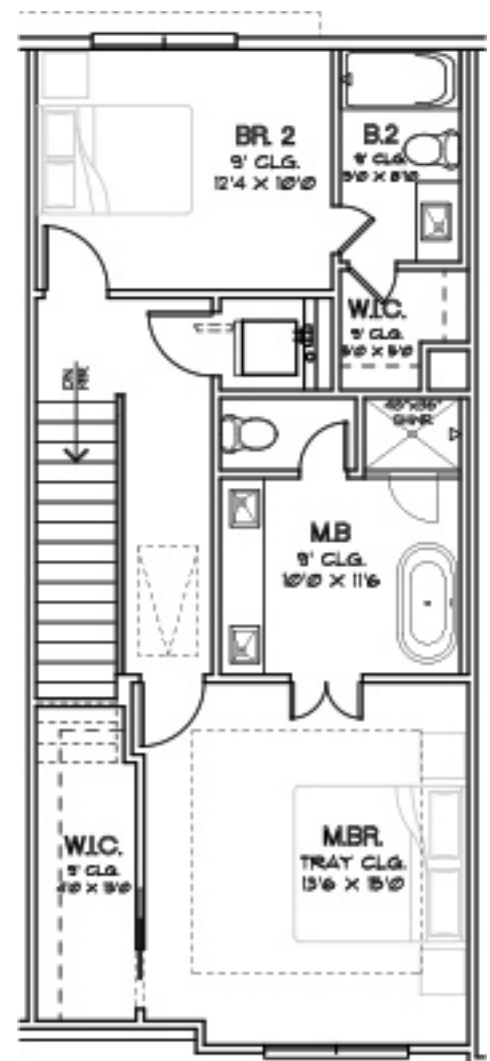
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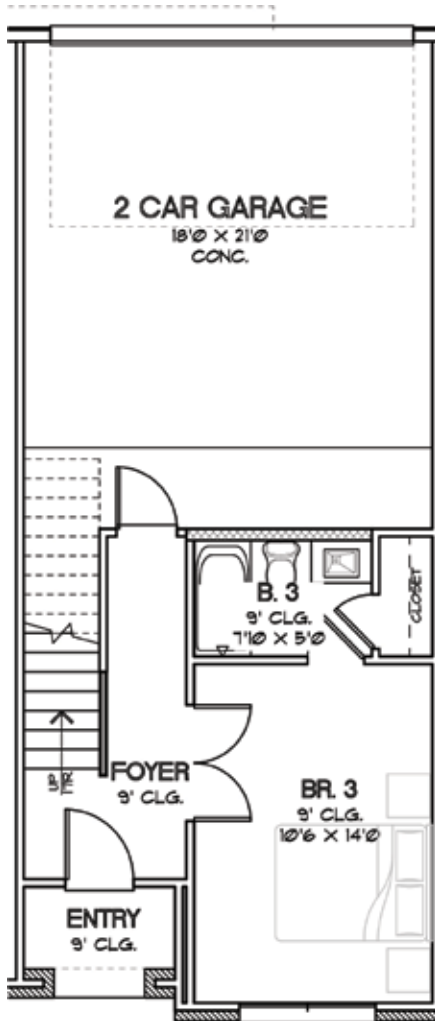
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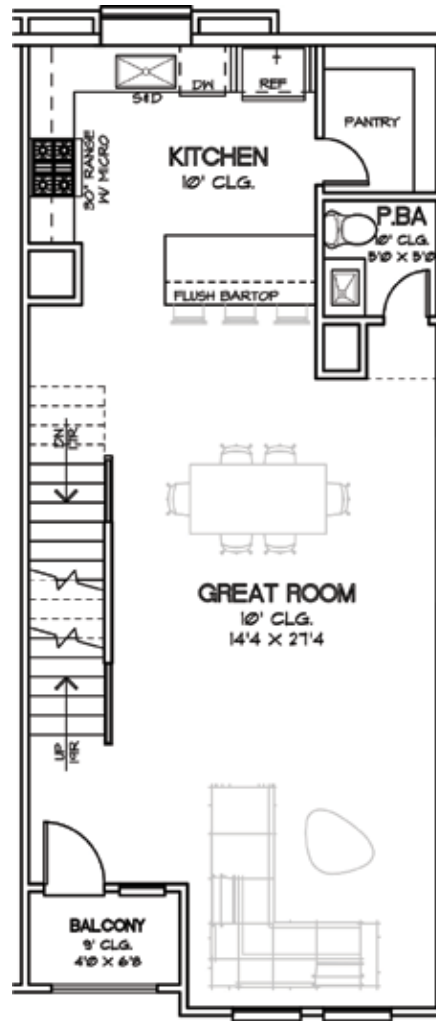
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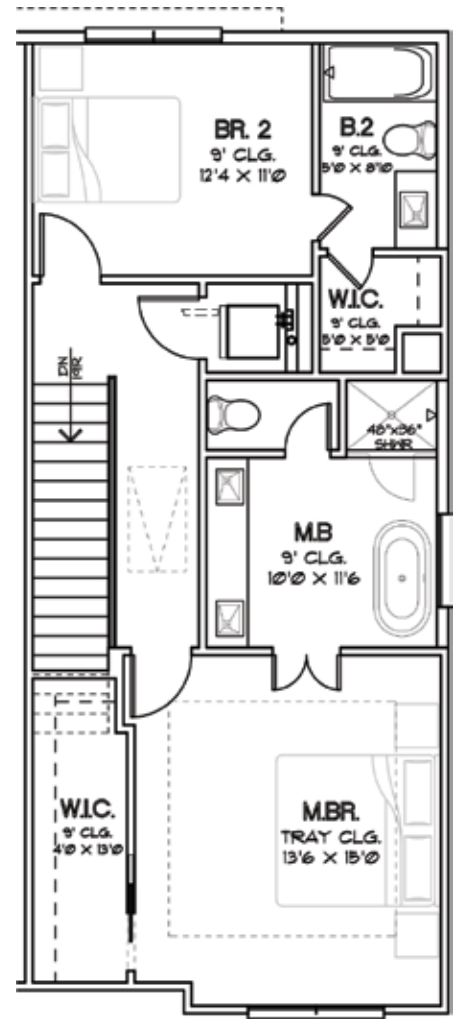
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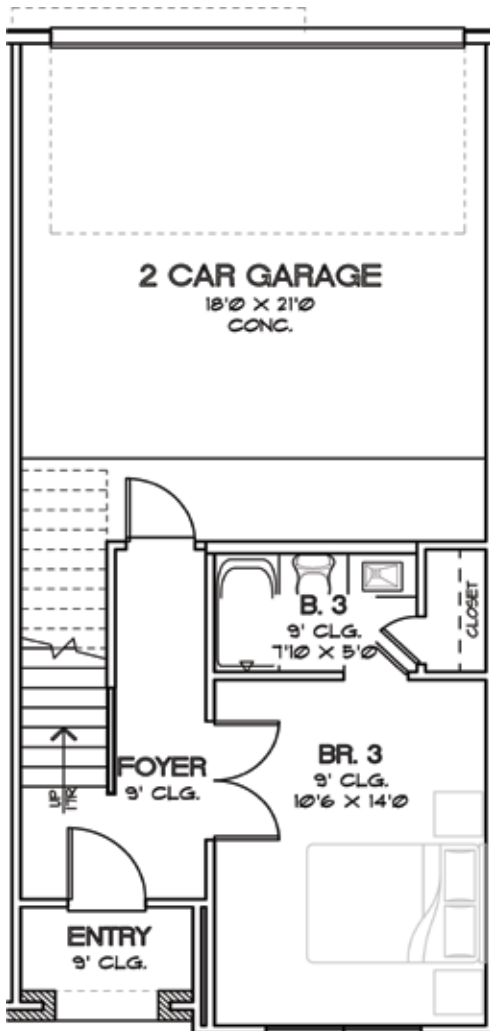
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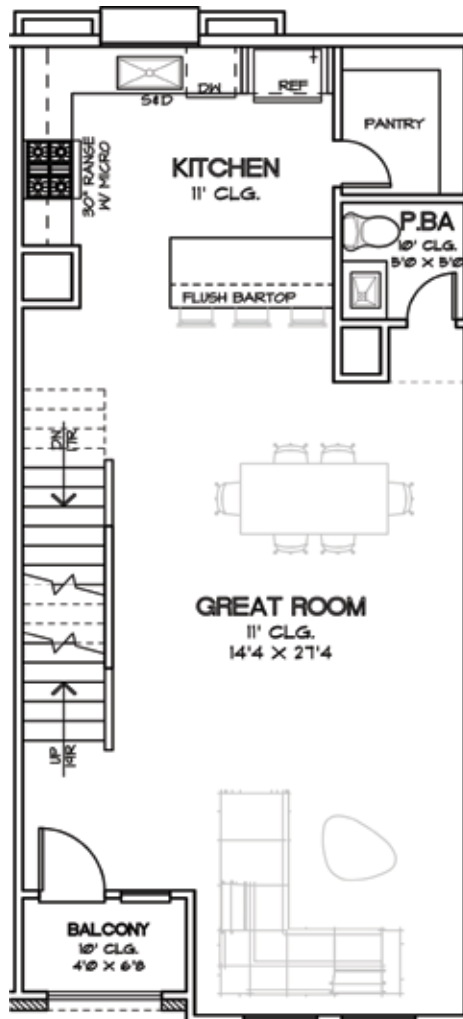
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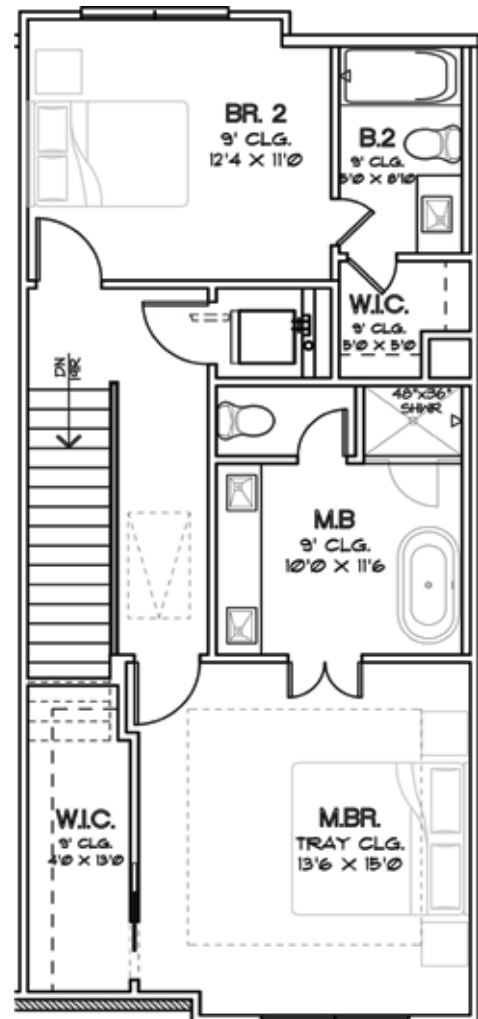
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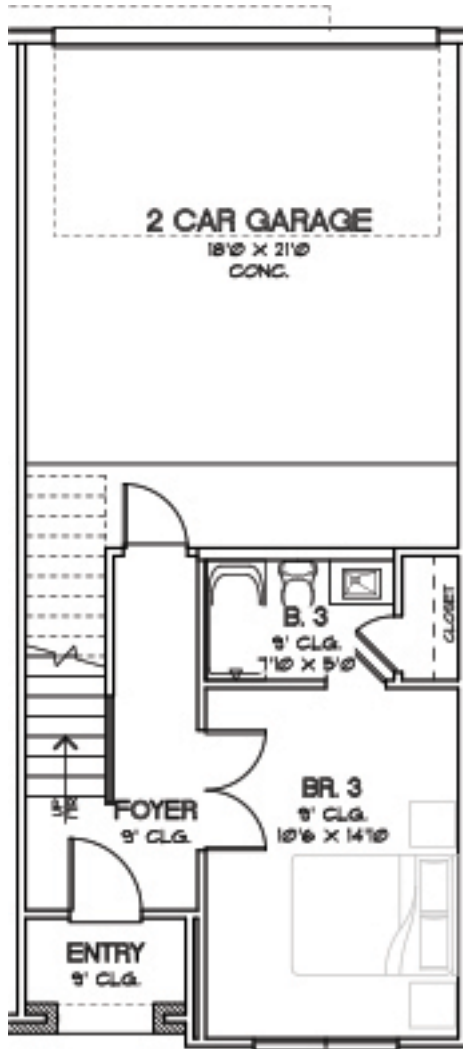
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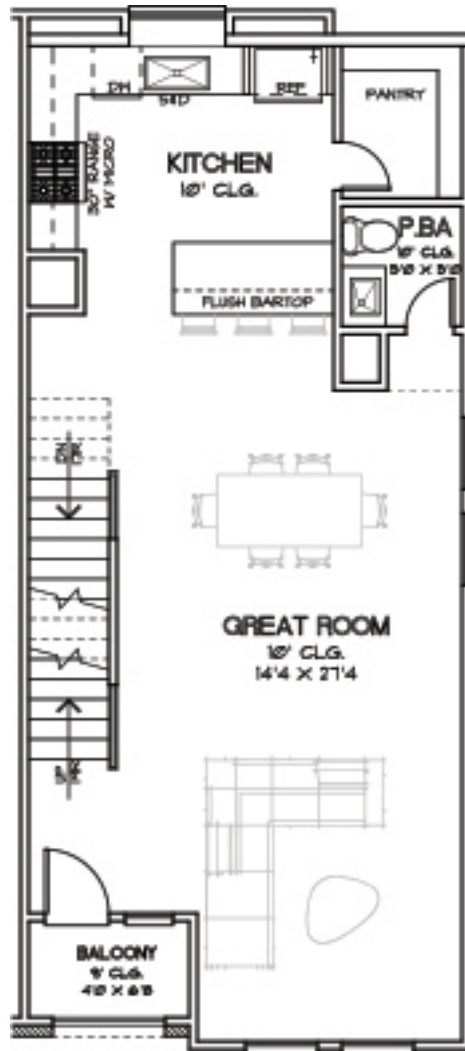
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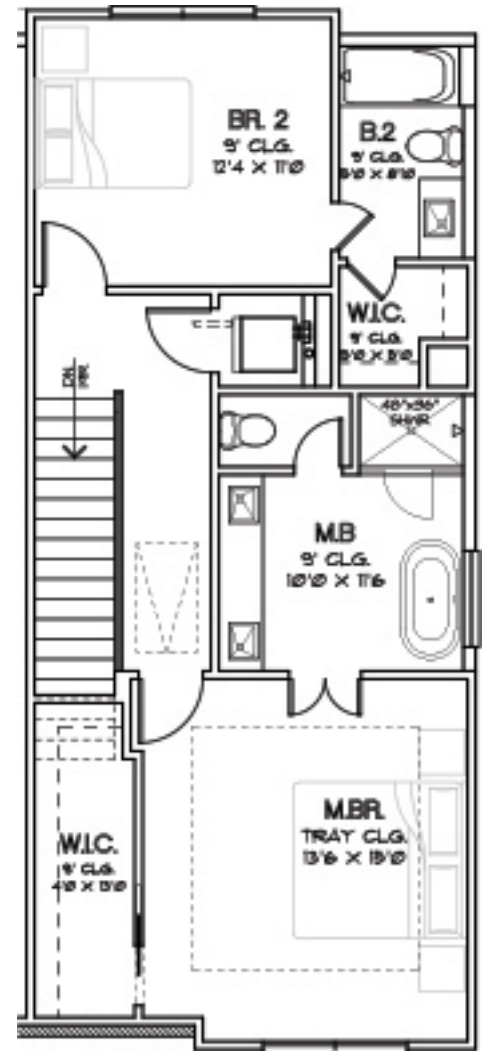
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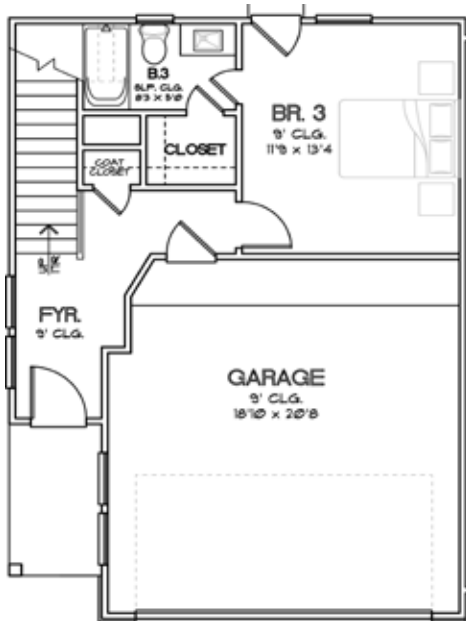
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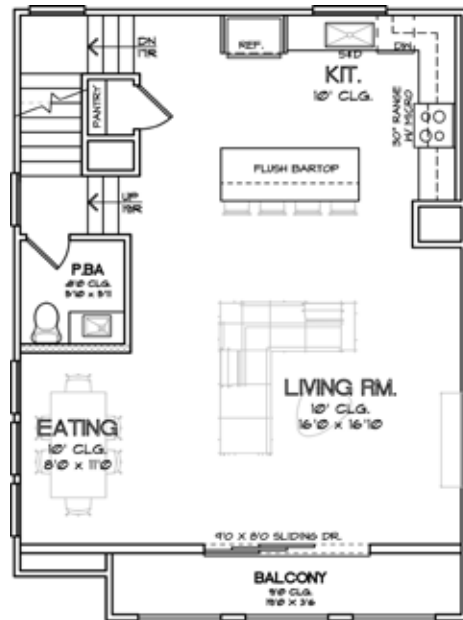
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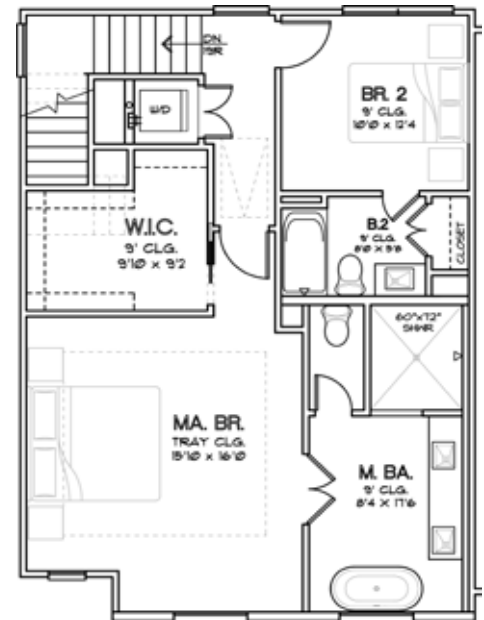
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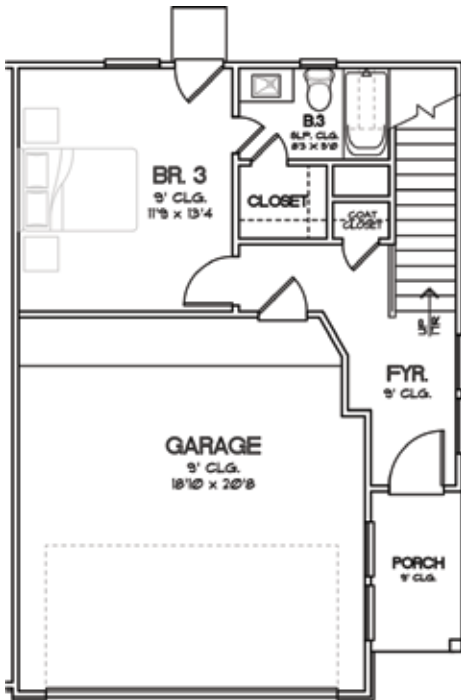
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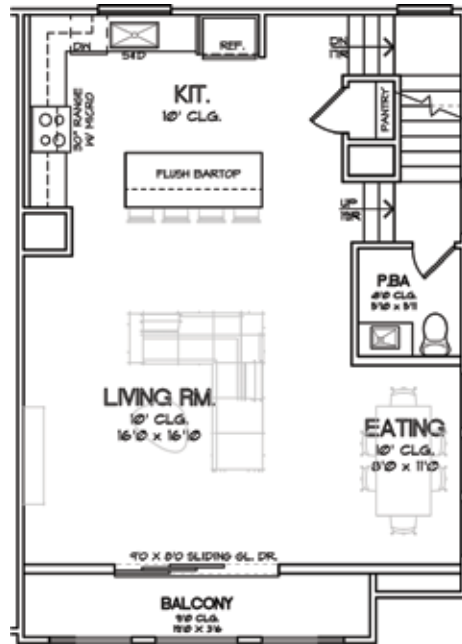
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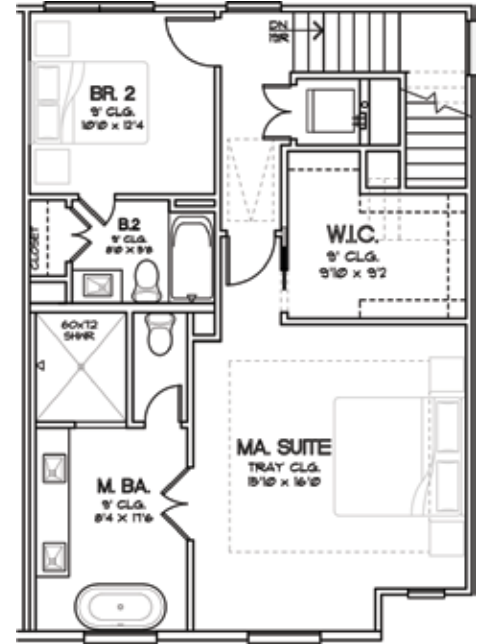
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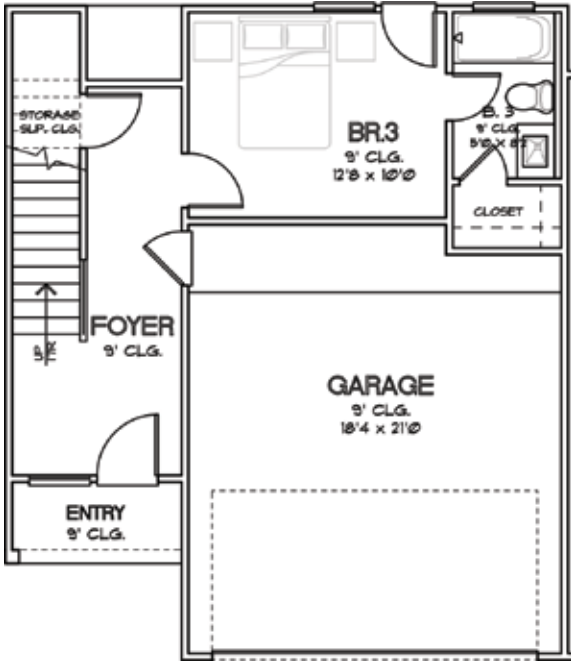
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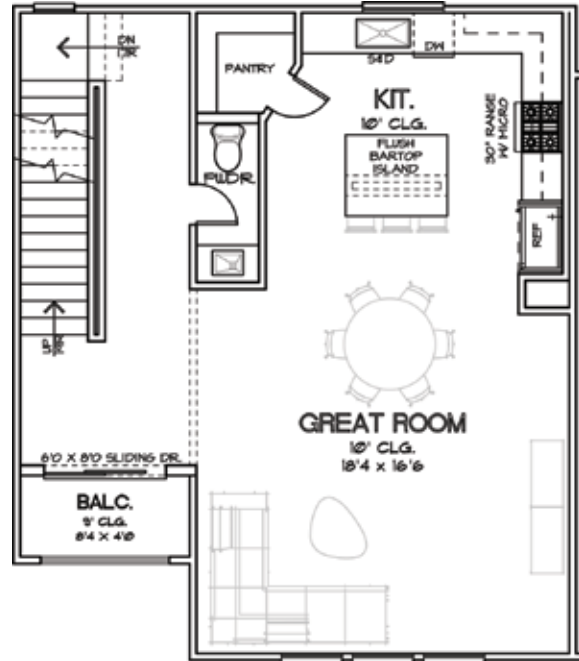
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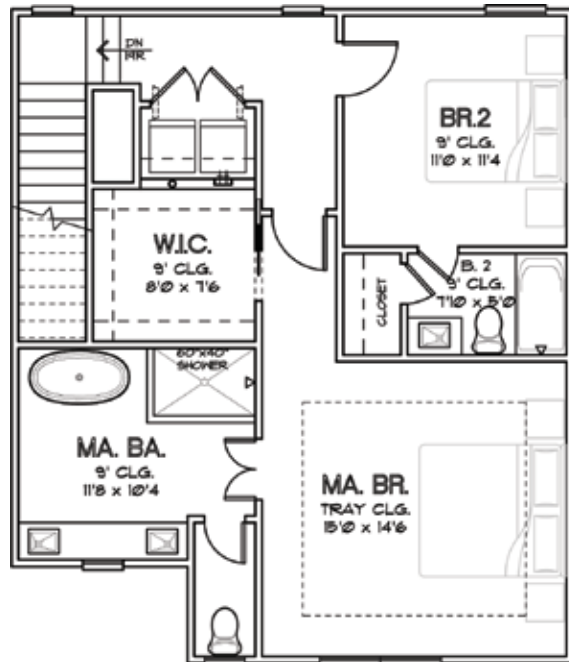
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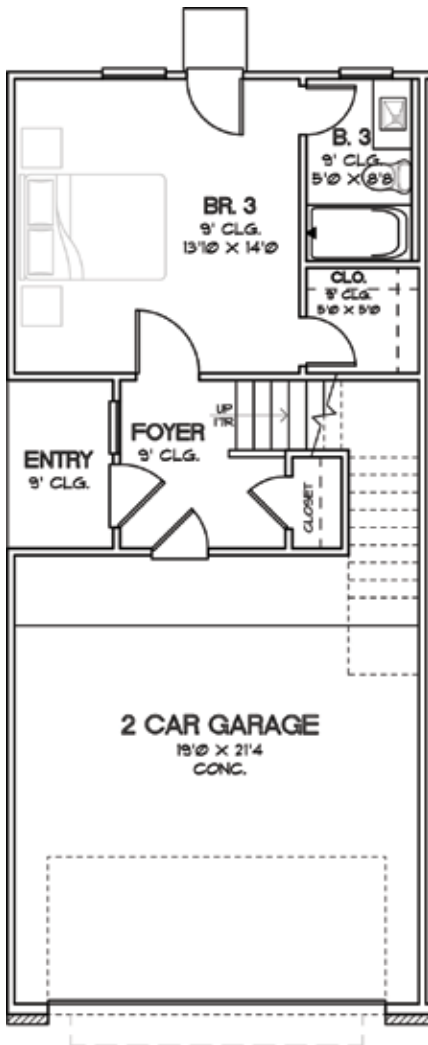
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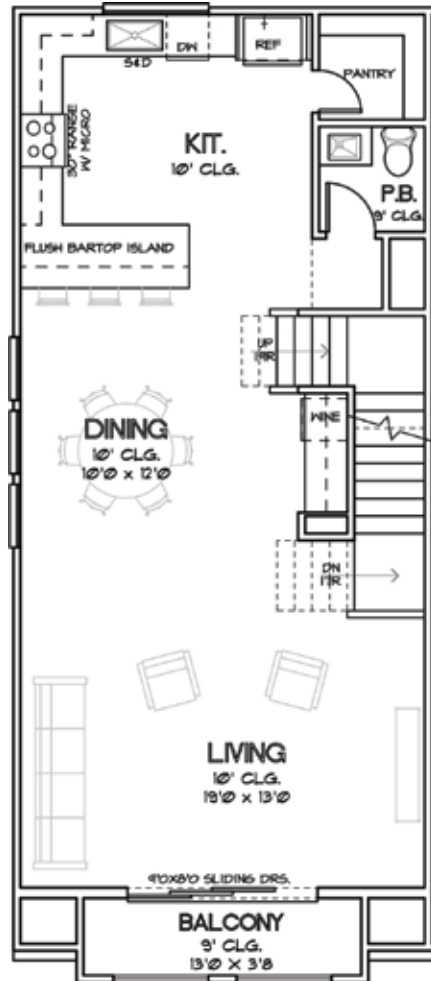
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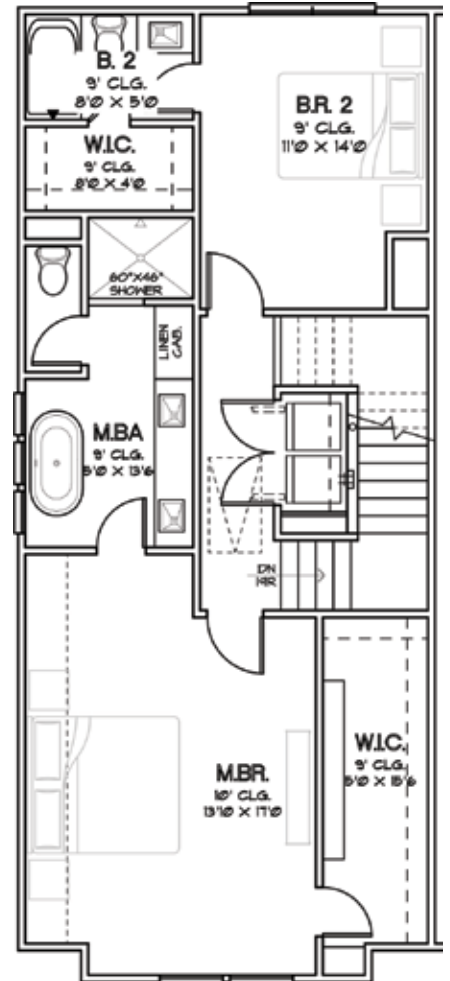
THIRD FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



# 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!



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CITY HOMES  
CHOICE

## WHITE OAK STATION SITE PLAN



To learn more about this community, please contact:

Tracy Chandler | 713.502.4701  
tc@citychoicegroup.com

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