

## Glen Arbor

3842 Glen Arbor

Price range: \$700K - \$860K



- 4th floor roof top decks with views of the Galleria, Medical Center and Braes Bayou
- Outdoor lovers will enjoy hiking and biking at Braes Bayou Trails, just out your front door. The paved pathways extend for almost 20 miles and go through the heart of Houston
- Each home features Miele appliances, wood floors, high ceilings, and luxury Shiloh cabinetry
- All current completed homes come with an elevator
- Zoned to Mark Twain Elementary and Lamar High School
- Only a few homes are remaining for sale

### For More Information

**Brad Hermes**

*Sales Consultant*

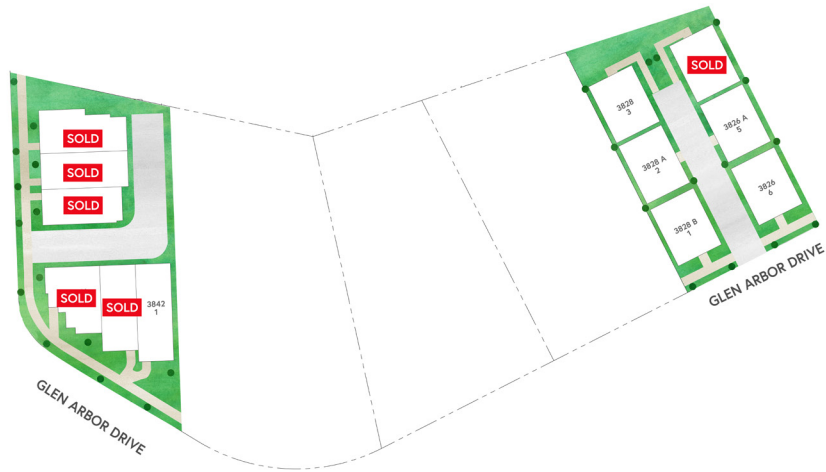
 713-816-3200

 bhermes@kw.com

 facebook.com/lovetthomeshouston

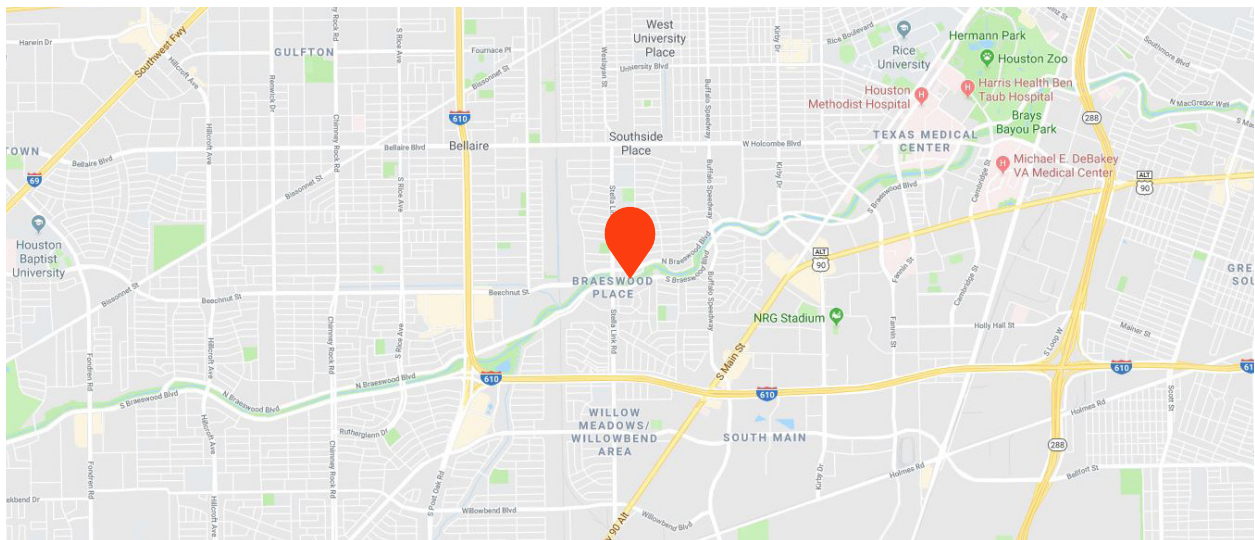
 instagram.com/lovetliving

# Site Plan



Artist rendering only. Actual colors and plans may vary significantly.

# Location



# LOVETT

H O M E S

## Custom Features

### Elegant Exteriors

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- Custom designs from Lovett Homes architects
- Modern designs
- Eight-foot mahogany entry door
- Full gutters around entire home
- 2-car garage with ample storage space
- Professionally designed landscape package
- Slate style composition shingles
- Energy efficient, double pane gel in windows with Low-E insulated glass and wood incased
- Elegant exterior coach lighting

### Inspiring Interiors

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- Wide Plank Wood floors
- Wrought iron spindles
- Single ceiling molding in all of bedrooms (except master)
- Triple ceiling molding in main living area
- Five inch base molding throughout home
- Eight-foot raised panel interior doors
- Private residential elevator (per plan)
- Elegant stairways with hardwood tread to each floor
- Rounded sheetrock corners
- 10' or 12' ceilings (per plan)

### Luxurious Master Suites

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- Double ceiling molding in master bedroom
- Natural Stone tile floors and shower surrounds
- Six-foot jetted tub
- Oversized frameless glass enclosed shower
- Dual vanities
- Framed mirrors
- Oversized walk-in closets **with shoe racks and multiple pull downs**

### Gourmet Kitchens

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- Spacious gourmet kitchens
- Marble/Quartz countertops
- 42-inch flat panel cabinets with decorative molding
- **Miele** Stainless 36" cooktop
- **Miele** Stainless single oven
- **Miele** Stainless microwave/convection oven
- **Miele** Stainless fully integrated dishwasher
- **Miele** Stainless vent hood
- Under mount sinks with garbage disposal
- Natural Stone backsplash
- **Insinkerator** 1/3 horsepower disposal
- Ice maker connection for refrigerator
- Recessed can lights with LED bulbs
- Under cabinet lighting and outlets

### Quality Construction

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- Engineered, certified and inspected foundations
- Engineered flooring system
- **Five-point** extensive inspection process: structural, frame, exterior, air infiltration and quality assurance
- Fully installed alarm system with home automation
- RG6 digital coax cable for cable and internet
- CAT5 wiring for phone and home internet
- Pre-wire for surround sound in family room and living room

Continuing a policy of constant improvement, builder reserves the right to make modifications including changes, additions or deletions in the features, plans and specifications, and to substitute material of similar quality without notice or prior obligation. \*Features may be available only in specific plans and/or in specific communities. The availability of these features is subject to change without notice. Features on homes constructed prior to this printing may have different features. No representation or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or conditions of any property herein described. Rev. 08-26-10 All Rights Reserved. ©InTown Homes 2017



# LOVETT HOMES



## Eco-Hip™ for Sustainable Green Living

- Lovett Homes Eco-Hip™ program meets and exceeds the New International Energy Code Standard
- 2 x 6 exterior walls increase structural rigidity
- Strategically used engineered wood
- Dual flush toilets
- **R-19 Insulation** in exterior walls
- **R-38 Insulation** in attic
- Air sealing package
- Bosch or Rheem, tank less water heaters
- **CertainTeed Air Renew Drywall** provides mold and moisture resistance in the home while removing VOCs (Volatile Organic Compounds)
- **DOW WEATHERMATE™** weather barrier system
- **Lennox 16.00 SEER HVAC system** with two-stage compressor
- **Lennox Harmony III™ Zone System** - independent zoning of each floor level for controlled comfort and efficiency
- **MERV 10** - high performance media air filter
- Programmable thermostats
- Radiant barrier
- Low-E double pane energy efficient vinyl windows (per community)
- **Energy Star®** appliances
- Duct blaster and blower door testing
- Low VOC paint

## Building Partners



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# 3842 Glen Arbor Dr.

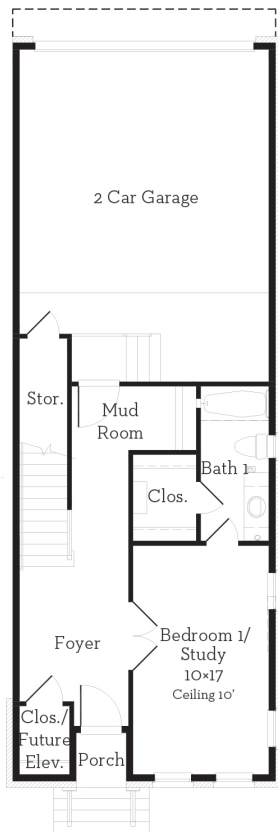
🏠 \$853,400

🛏️ 4 Bedrooms

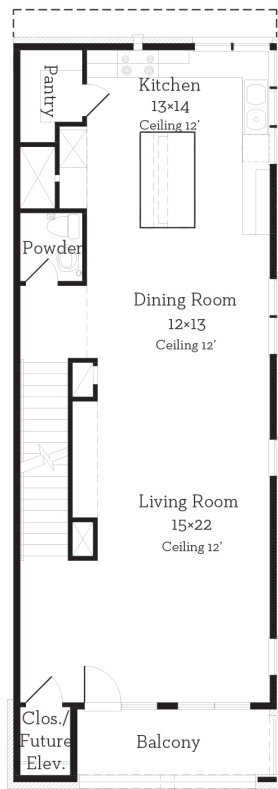
🚿 4.5 Bathrooms

📏 3,515 sqft

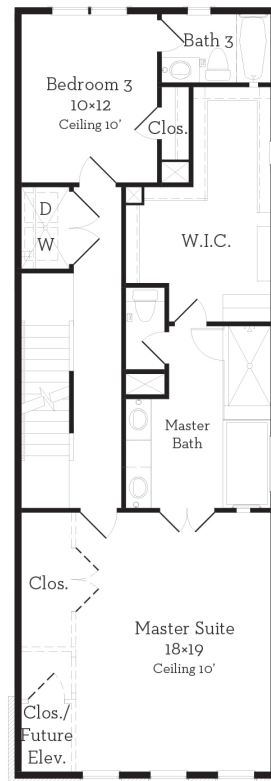
- Spacious Master bedroom overlooking Braes Bayou featuring large walk in closets with built ins
- Gated Front yard with street parking available
- Elevator Installed to all floors
- 4 bedrooms with 4 full baths plus 1/2 bath at family room



**First Floor**  
583 sqft



**Second Floor**  
1001 sqft



**Third Floor**  
1137 sqft



**Fourth Floor**  
794 sqft

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# 3828 Glen Arbor

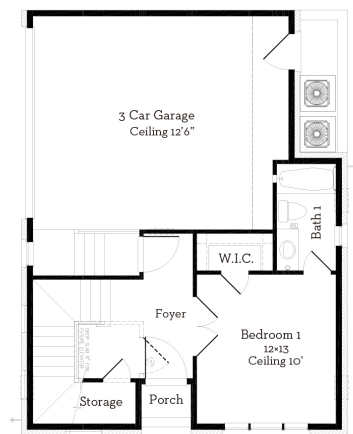
💰 \$700,000

🛏 3 Bedrooms

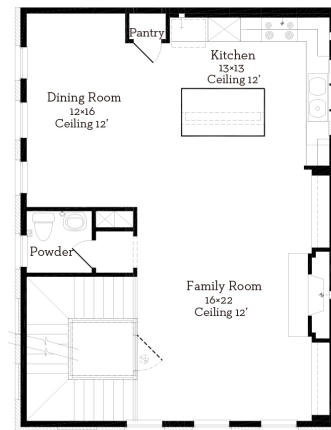
🚿 3.5 Bathrooms

🏠 3,046 sqft

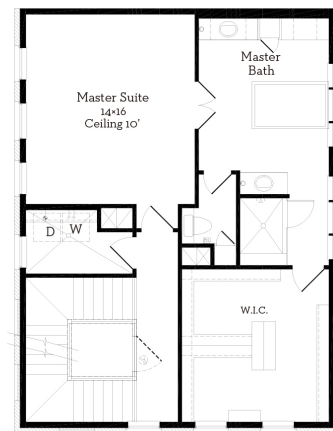
- Free standing home with small fenced in front yard
- Large formal dining area
- Private luxurious master suite featuring free standing tub, and large walk in closet
- Fully covered private balcony
- All wood/tile floors throughout entire home



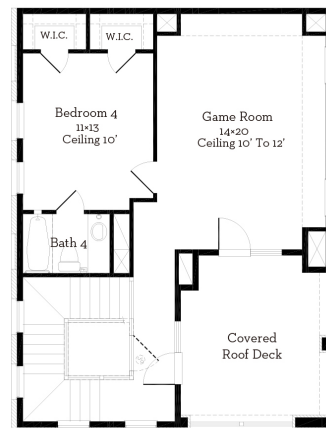
**First Floor**  
460 sqft



**Second Floor**  
957 sqft



**Third Floor**  
957 sqft



**Fourth Floor**  
672 sqft

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