



# Castle Court Terrace

1308 Castle Court, 77006

Price range: From the \$700's



- Gated community of 10 luxury 4 story homes
- Conveniently located within minutes of the Museum District, Texas Medical Center, and Rice University
- Short commute to the Medical Center, Downtown, Greenway Plaza, and The Galleria
- Zoned to Poe Elementary, Lanier Middle School, & Lamar High School
- Roof top terraces & 4th floor game rooms per plan
- Wood flooring throughout, no carpet
- Walk to nearby shopping and fine dining
- The Black Hole Coffee Shop is conveniently located across the street

## For More Information

**Richard Fowler**

*Sales Consultant*

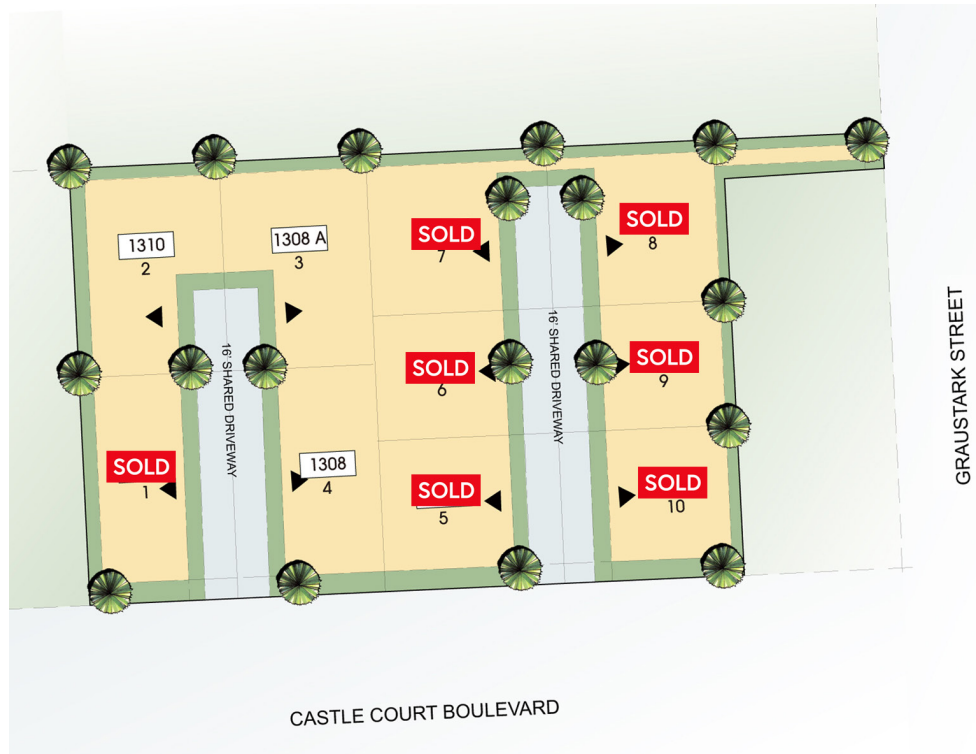
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📷 instagram.com/lovettliving

## 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
- 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 windows with Low-E insulated glass
- Elegant exterior coach lighting

### Inspiring Interiors

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- Wood flooring throughout, no carpet
- Wrought iron spindles
- Five-piece crown molding in main living area
- Eight inch base molding throughout home
- Eight-foot solid core interior doors
- Optional private residential elevator per plan
- Elegant stairways with hardwood treads
- Rounded sheetrock corners
- 12' ceilings in living areas

### Luxurious Master Suites

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- Single ceiling molding in master bedroom
- Natural Stone tile floors and shower surrounds
- Oversized soaking tubs
- Oversized glass enclosed shower
- Dual vanities
- Framed mirrors
- Oversized walk-in closets **with many built-ins**

### Gourmet Kitchens

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- Spacious gourmet kitchens
- Granite, marble, or quartz countertops
- 42-inch flat panel cabinets with decorative molding
- Miele kitchen appliance package includes gas cooktop, vent hood, dishwasher, speed oven, & convection oven
- 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

### 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

Continuing a policy for 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 windows
- **Energy Star®** appliances
- Duct blaster and blower door testing
- Low VOC paint

### Building Partners



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# 1308 Castle Ct.

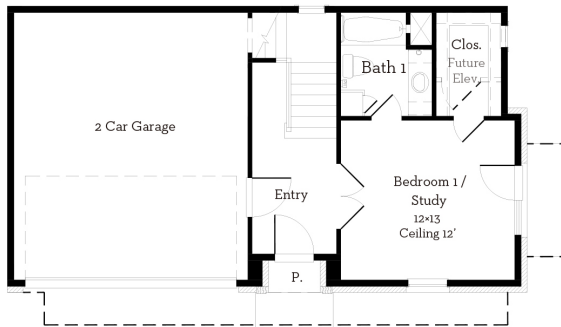
Coming Soon

3 Bedrooms

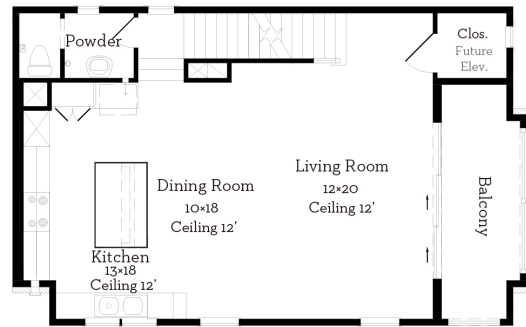
3.5 Bathrooms

2,991 sqft

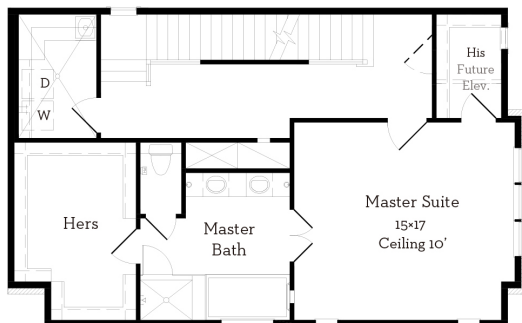
- Elevator capable
- Wonderful open floor plan for entertaining
- 2nd floor balcony & 4th floor roof top terrace
- Wood flooring throughout
- Small fenced front yard



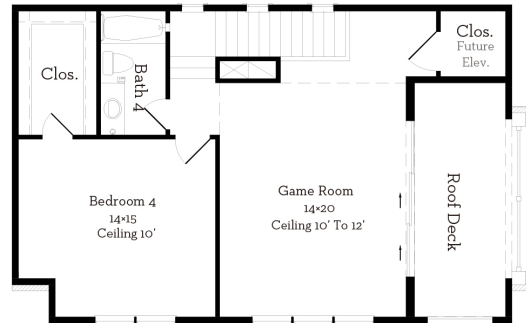
**First Floor**  
451 sqft



**Second Floor**  
838 sqft



**Third Floor**  
961 sqft



**Fourth Floor**  
741 sqft

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# 1308-A Castle Ct.

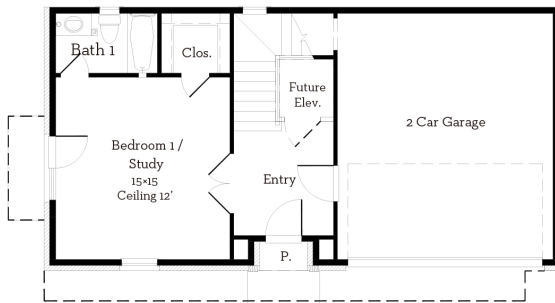
Coming Soon

3 Bedrooms

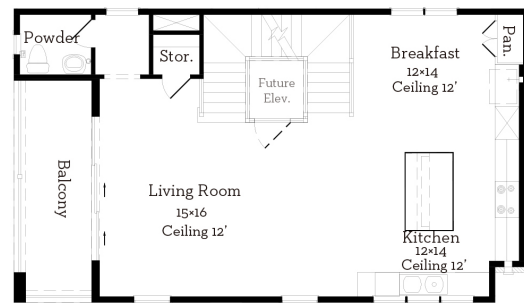
3.5 Bathrooms

2,931 sqft

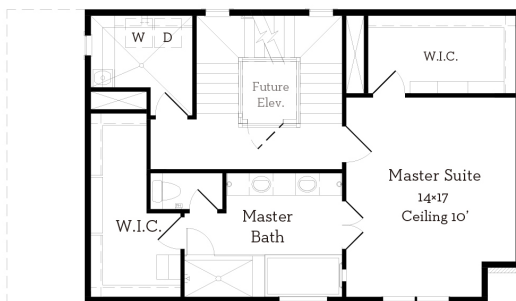
- Installed elevator to all 4 levels
- 4th floor game room & roof top terrace
- Miele German appliance package
- Wood flooring throughout
- Small fenced backyard



**First Floor**  
517 sqft



**Second Floor**  
931 sqft



**Third Floor**  
891 sqft



**Fourth Floor**  
592 sqft

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# 1310 Castle Ct.

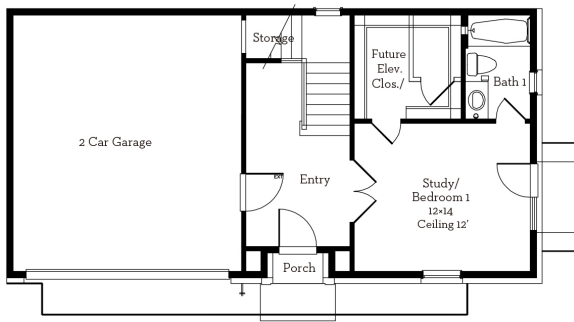
Coming Soon

4 Bedrooms

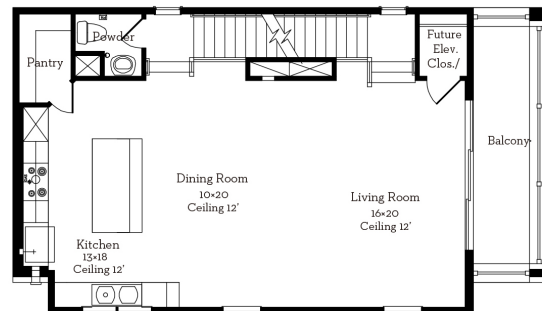
4.5 Bathrooms

2,979 sqft

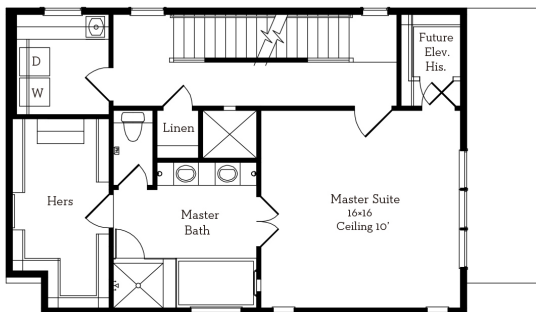
- Installed elevator to all 4 levels
- Wood flooring throughout
- Double stacked kitchen cabinets with soft close drawers
- Small fenced backyard
- Miele German appliance package



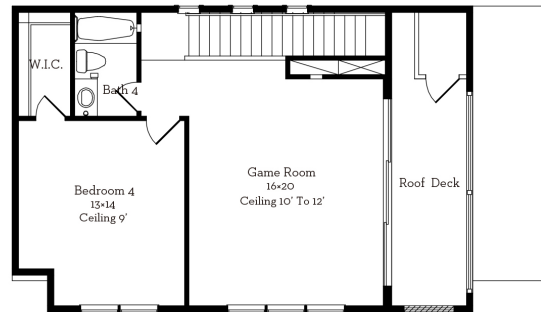
**First Floor**  
502 sqft



**Second Floor**  
901 sqft



**Third Floor**  
901 sqft



**Fourth Floor**  
675 sqft

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