



Sunset Heights

2722 Harvard St. Houston, TX 77008
Starting at: \$520K



- Resort-style gated development featuring a swimming pool with sitting area.
- Close proximity to Houston's best new restaurants and shops such as 365 Whole Foods, Lowell Street Market, Harold's in the Heights, Southern Goods and more creates the fashionable lifestyle of city living and ideal location for the savvy homebuyer.
- Blooming landscape encompassing two 100 ft. fountains
- Impressive extended balcony from the 2nd floor Living Room *per plan
- Elegant Chef's Kitchen featuring commercial-style Bertazzoni Italy or Bosch appliances, spacious prep-island accented by pendant lights, soft close pull out drawers and more.
- We invite you to come and experience the luxury of an Intown Home today

For More Information

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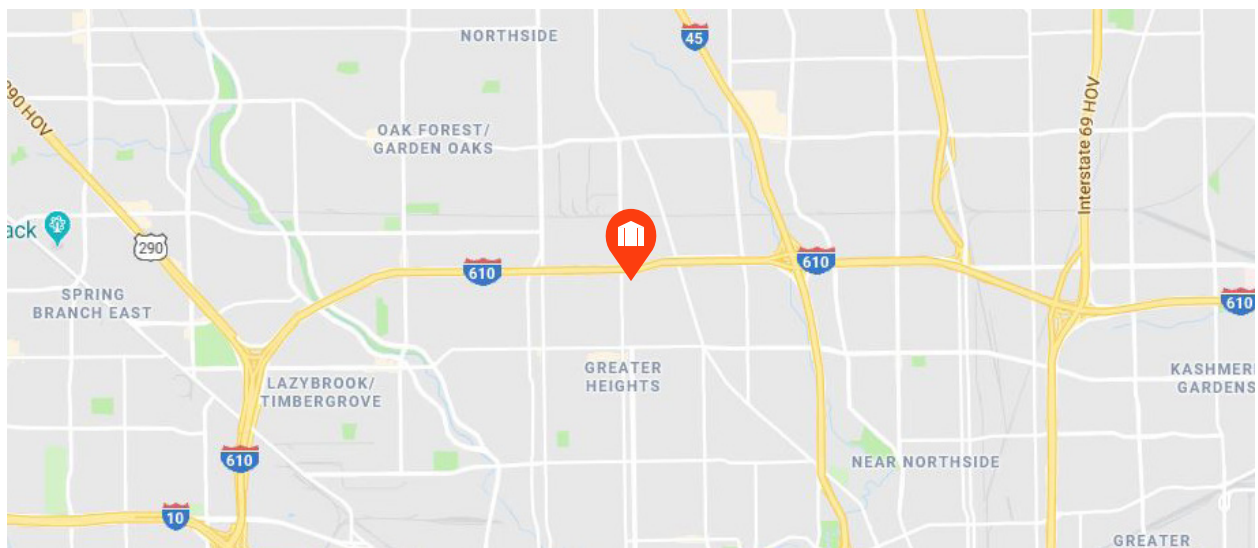
📷 instagram.com/intownliving

Site Plan



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

Location





Custom Features

Elegant Exteriors

- Inspiring Custom Designs from InTown Homes architects
- Galvalume Metal Roofs
- Community Swimming Pool and sitting area
- Eight-foot mahogany entry door
- Full gutters around entire home
- **Nichiha** fiber cement siding
- **Nichiha** stucco board
- 2-car garage with ample storage space
- Enjoy the glow of exterior lights powered by a photocell
- Blooming Landscape Design Packages
- Energy efficient, double pane windows with Low-E insulated glass
- Elegant exterior coach lighting

Inspiring Interiors

- Hickory wood floors
- Wrought iron spindles
- Double ceiling molding in main living area
- Five inch base molding throughout home
- Eight-foot raised panel interior doors
- Optional private residential elevator (per plan)
- Game Room with optional wet bar (per plan)
- Elegant stairways with iron spindles
- Rounded sheetrock corners
- 10' or 12' ceilings (per plan)

Luxurious Master Suites

- Custom boutique-style dream Closet
- Spacious Frameless Shower
- Framed Mirrors
- Dual sinks
- Six-foot garden tub

- Elegant floor tiles and shower surround
- Single Crown molding in Master Bedroom

Gourmet Kitchens

- **Bosch** Stainless 36" cooktop
- **Bosch** Stainless vent hood
- **Bosch** Stainless single oven
- **Bosch** Stainless microwave
- **Bosch** Stainless fully integrated dishwasher
- Double Stacked Cabinets w/ various glass fronts *per plan
- Single Basin Stainless Steel Sink w/ elegant faucet
- Double Trash-Bin
- Silverware Drawer
- Pull-out drawers for organizing
- Ice maker connection for refrigerator
- Recessed can lights with LED bulbs
- Under cabinet lighting
- Spacious Prep Island accented with elegant pendants

Quality Construction

- 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





Eco-Hip™ for Sustainable Green Living

- InTown 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
- **Hansgrohe** plumbing package

Building Partners



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2714 Harvard St.

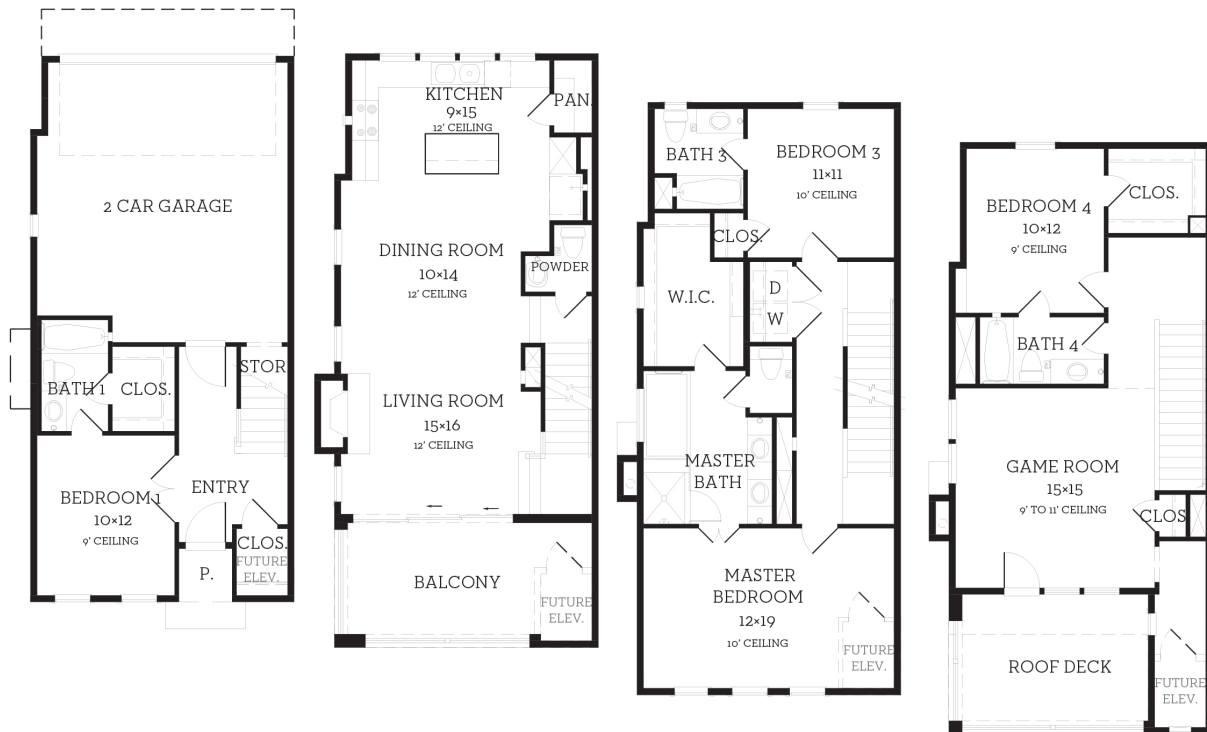
💰 \$520,000

🛏 4 Bedrooms

🚿 4.5 Bathrooms

📏 2,638 sqft

- Gorgeous tuxedo Chef's kitchen
- Corner lot with beautiful tree views from all sides
- Oversized huge balcony off living room with gas/water hookup
- Gaslog fireplace in living room
- Rooftop terrace perfect for entertaining



First Floor
386 sqft

Second Floor
696 sqft

Third Floor
883 sqft

Fourth Floor
673 sqft

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217 E. 27th St.

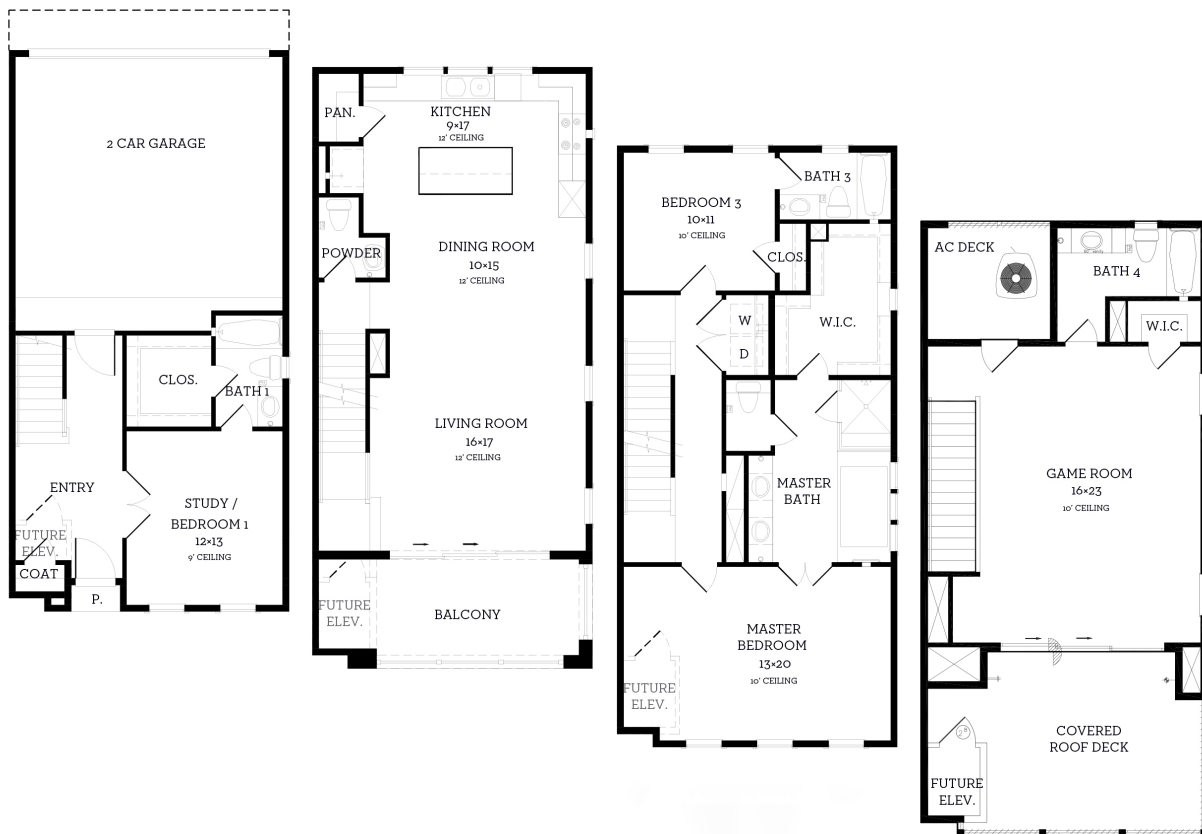
💰 \$540,000

🛏 3 Bedrooms

🚿 4.5 Bathrooms

📏 2,706 sqft

- Downtown views from oversized roof terrace off gameroom
- 2 covered outdoor living spaces with 8'ft glass sliding tri-fold doors
- Beautiful views facing south towards downtown
- Spa-like master bath



First Floor
440 sqft

Second Floor
774 sqft

Third Floor
942 sqft

Fourth Floor
550 sqft

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