



KOLBE FARMS

2647 Lake Kolbe Lane,
Houston, TX 77080

Price range: Low \$400s to \$900s

Visionary Design

Urban Farmhouse community on 38 acres, inspired by world-renowned architect Andrés Duany

Corridor and Downtown

Pet-Friendly Spaces

Dog park and thoughtfully designed courtyards for community and comfort

Unique Homes

"Anti-Cookie Cutter" — Over 150 different floor plans among 400 planned residences

Family Recreation

Adult and children's swimming pools for year-round enjoyment

Gate Station

Planned 24-hour manned gatehouse for peace of mind

Nature & Wellness

Next to the Spring Branch Bike Trail around a scenic 3-acre lake and park

Prime Location

Easy access to I-10, Hwy 290, 610 Loop, and Beltway 8
Centrally located between the Energy


Texas premier home builder since 1980.

IntownHomes.com



FOR MORE INFORMATION

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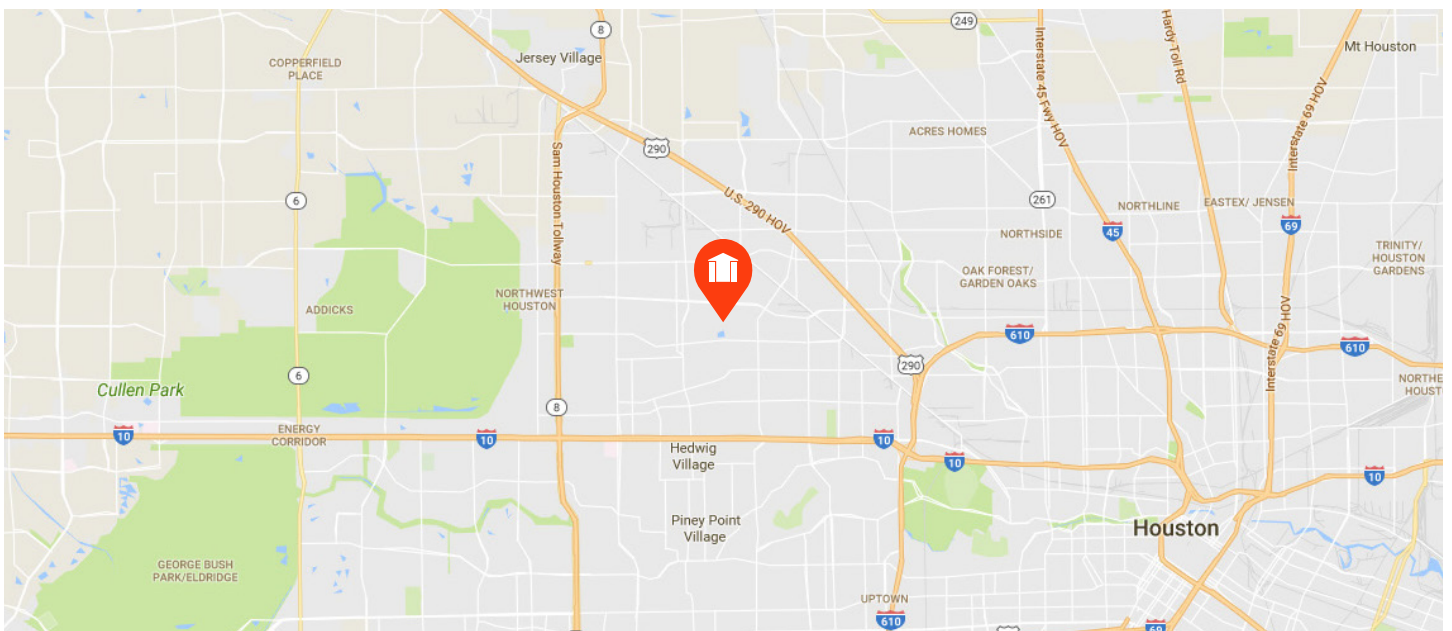
SITE PLAN



KOLBE FARMS

Available Home and Homesites are very subject to change.

LOCATION



CUSTOM FEATURES



Elegant Exteriors

- ✓ Custom home from InTown Homes architects - Urban Farmhouse Architecture
- ✓ Slate style composition roof or standing seam roof (per plan / home site)
- ✓ Eight-foot mahogany entry door
- ✓ Nichiha fiber cement siding and stucco board
- ✓ 2-car garage with ample storage space
- ✓ 10' x 10' back patio (per plan)
- ✓ Professionally designed landscape package
- ✓ Slate style composition shingles
- ✓ Energy efficient, double pane windows with Low-E insulated glass
- ✓ Elegant exterior coach lighting

Inspiring Interiors

- ✓ Wide plank wood flooring Wrought iron spindles
- ✓ Double ceiling moulding in main living area
- ✓ Five-inch base moulding throughout home
- ✓ Eight-foot raised panel interior doors
- ✓ Optional private residential elevator (per plan)
- ✓ Elegant stairways with hardwood tread to third floor
- ✓ Rounded sheetrock corners
- ✓ 10' or 12' ceilings (per plan)

Luxurious Master Suites

- ✓ Hansgrohe overhead shower head + handheld head
- ✓ Six-foot garden tub (per plan)
- ✓ Oversized glass enclosed seated shower
- ✓ Dual vanities (per plan)
- ✓ Aspect cabinets - soft closing and hardware

Gourmet Kitchens

- ✓ Spacious gourmet kitchens
- ✓ Granite or quartz countertops
- ✓ Aspect cabinets - soft closing and hardware
- ✓ 5 piece Bosch built-in package or 4 piece Fisher Paykel - both have 36" cooking service (5 burners) and 36" vent hood
- ✓ Bosch or Fisher Paykel single oven
- ✓ Bosch or Fisher Paykel microwave
- ✓ Bosch or Fisher Paykel fully integrated dishwasher
- ✓ Undermount sinks with garbage disposal
- ✓ Natural stone backsplash
- ✓ Insinkerator 1/3 horsepower disposal
- ✓ Recessed can lights with LED bulbs
- ✓ Under cabinet lighting

Quality Construction

- ✓ Engineered, certified and inspected foundations
- ✓ Five-point extensive inspection process: structural, frame, exterior, air infiltration and quality assurance
- ✓ Engineered flooring system
- ✓ 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 2025





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-30 Insulation in attic
- ✓ Air sealing package
- ✓ Navien tankless water heaters
- ✓ Rainscreen weather barrier system
- ✓ Trane 16.00 SEER HVAC system with two-stage compressor (per plan)
- ✓ 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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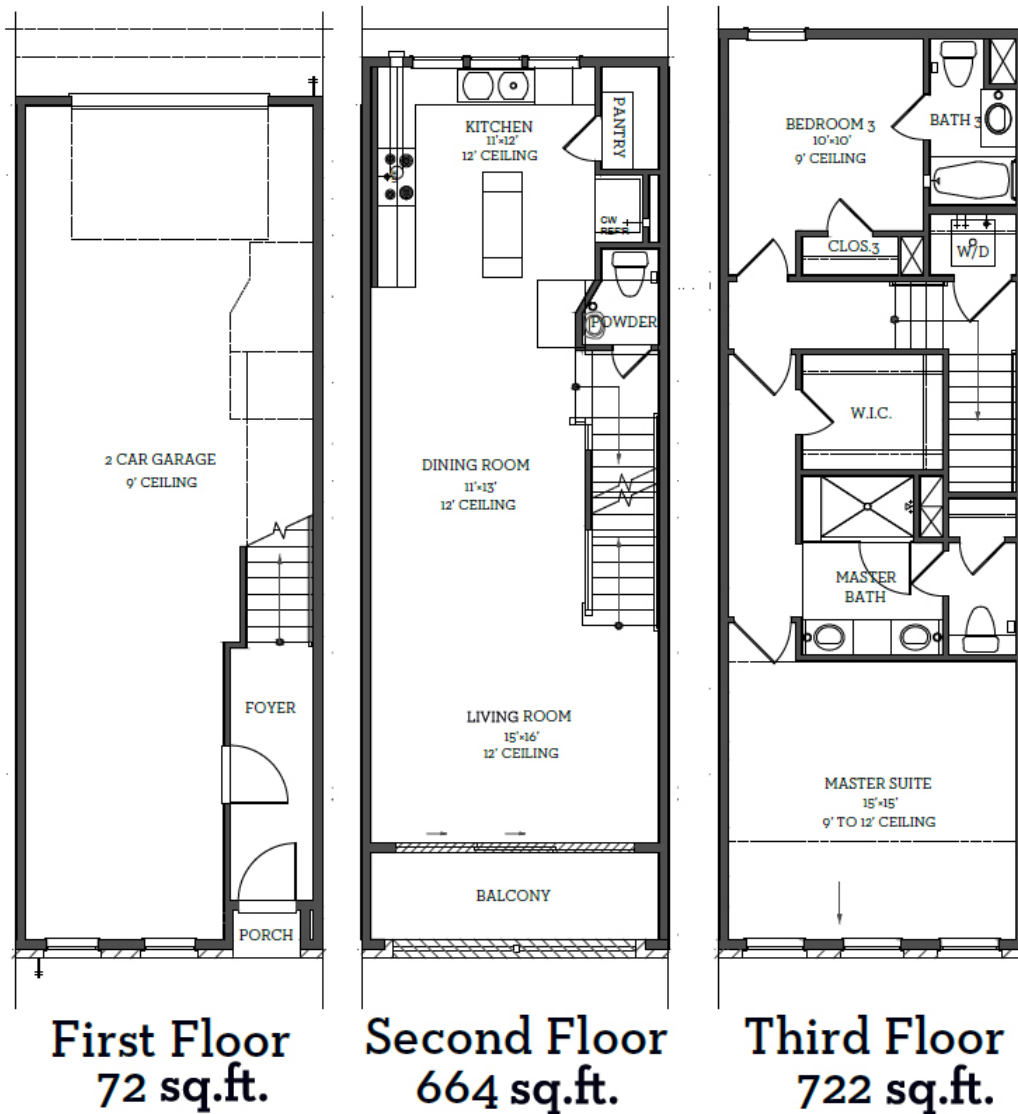


8728 Park Kolbe Lane



1,458 Sqft 2 Beds 2.5 Baths \$430,000

- ✓ Antique Brick Blend Courtyard Town Home
- ✓ Soaring 12 FT Tall Living Room Ceilings
- ✓ Show Stopping 10 FT Tall Tri-Paneled Glass Doors
- ✓ Wide Plank Wood Floors Throughout



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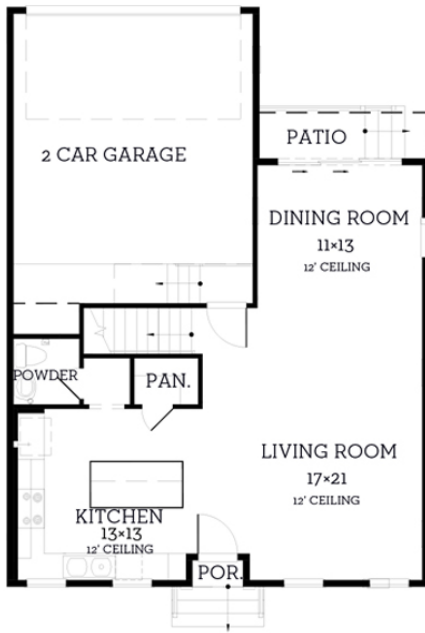


2616 Lake Kolbe Lane

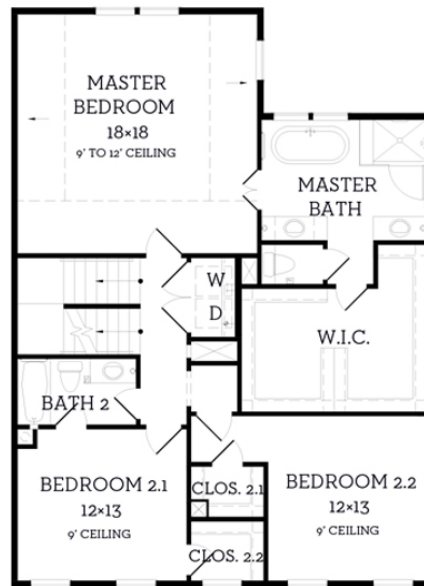


2,469 Sqft 4 Beds 3.5 Baths \$640,000

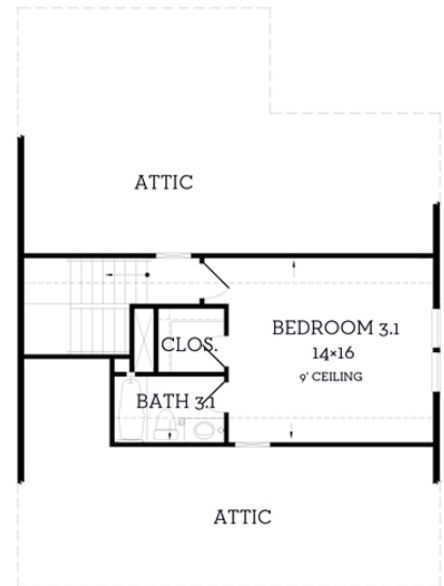
- ✓ 14x16 Bedroom 4/Game Room
- ✓ Fenced-in Back Patio/Yard
- ✓ Tri-Panel Glass Door
- ✓ Vaulted Ceilings



First Floor
814 sq.ft.



Second Floor
1305 sq.ft.



Third Floor
350 sq.ft.

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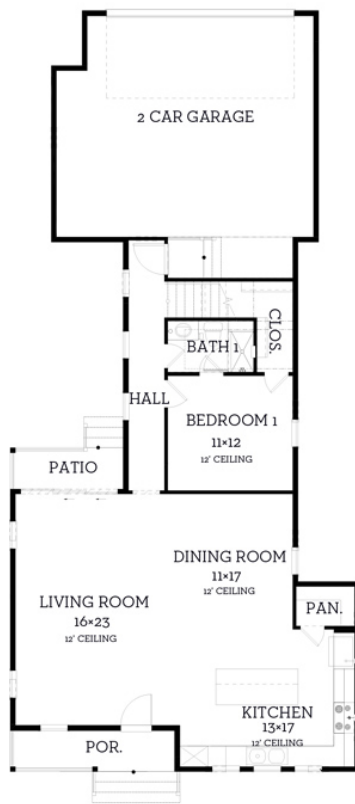


2647 Lake Kolbe Lane



2,947 Sqft 3 Beds 3.5 Baths \$760,000

- ✓ Main Living and Guest Bedroom Downstairs
- ✓ Great Sized Bedrooms and Closets
- ✓ Computer Room/Study
- ✓ Back Patio w/ Fenced-in Backyard.



First Floor
1183 sq.ft.



Second Floor
1764 sq.ft.

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