



Kolbe Farms

8688 Green Kolbe Ln. Houston, TX 77080

Price range: High \$300s to \$900s




- **Urban Farmhouse** community on 38 acres, inspired by world renowned architect, Andrés Duany
- **"Anti-Cookie Cutter"** - 150+ different plans of the estimated 400 homes that will be built
- Future 24 hour manned guardhouse
- Easy access to I-10, Hwy 290, 610 Loop and Beltway 8; halfway between the Energy Corridor and Downtown
- Dog park and courtyards
- Adult and kid's swimming pools
- Jogging and walking trails around the 3 acre lake/park area

For More Information

Thomas Jennings

Sales Consultant

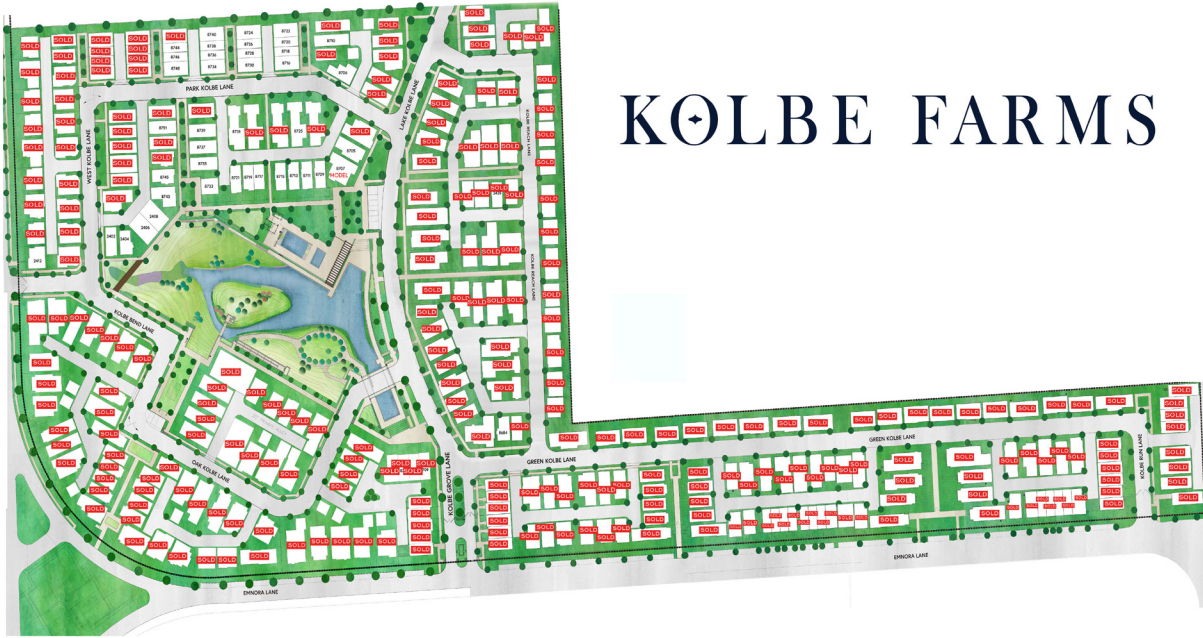
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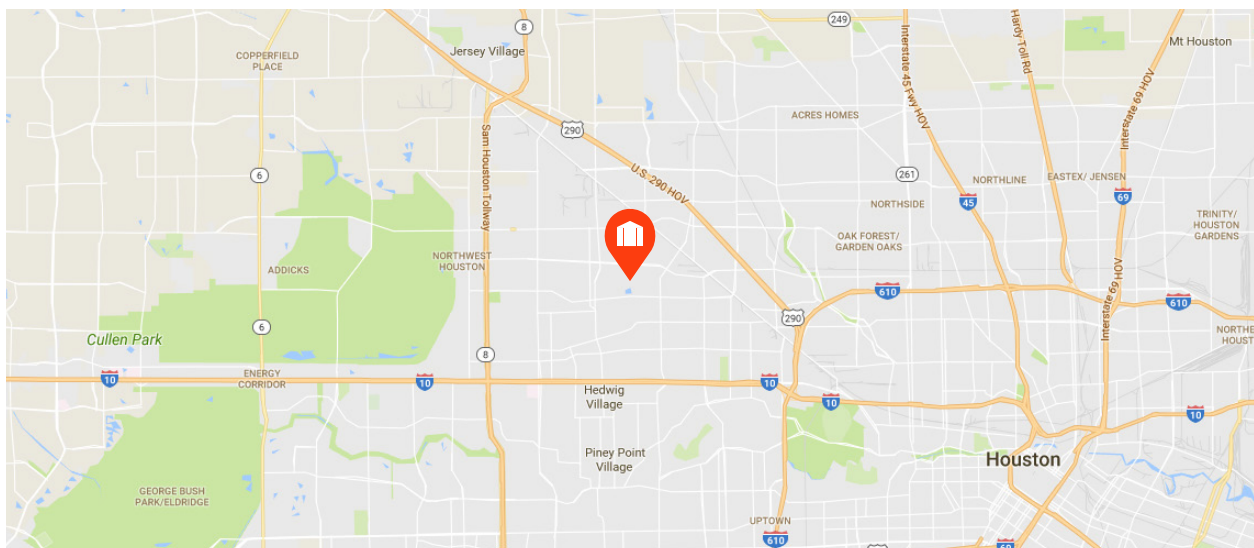
Site Plan



KOLBE FARMS

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

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
- **Shiloh** or **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 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





INTOWN

HOMES



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
- **CertainTeed Air Renew Drywall** provides mold and moisture resistance in the home while removing VOCs (Volatile Organic Compounds)
- **Georgia Pacific ToughRock Mold-Guard Drywall** provides mold and moisture resistance in the home
- **Rainscreen** weather barrier system
- **Lennox** or **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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8744 Park Kolbe

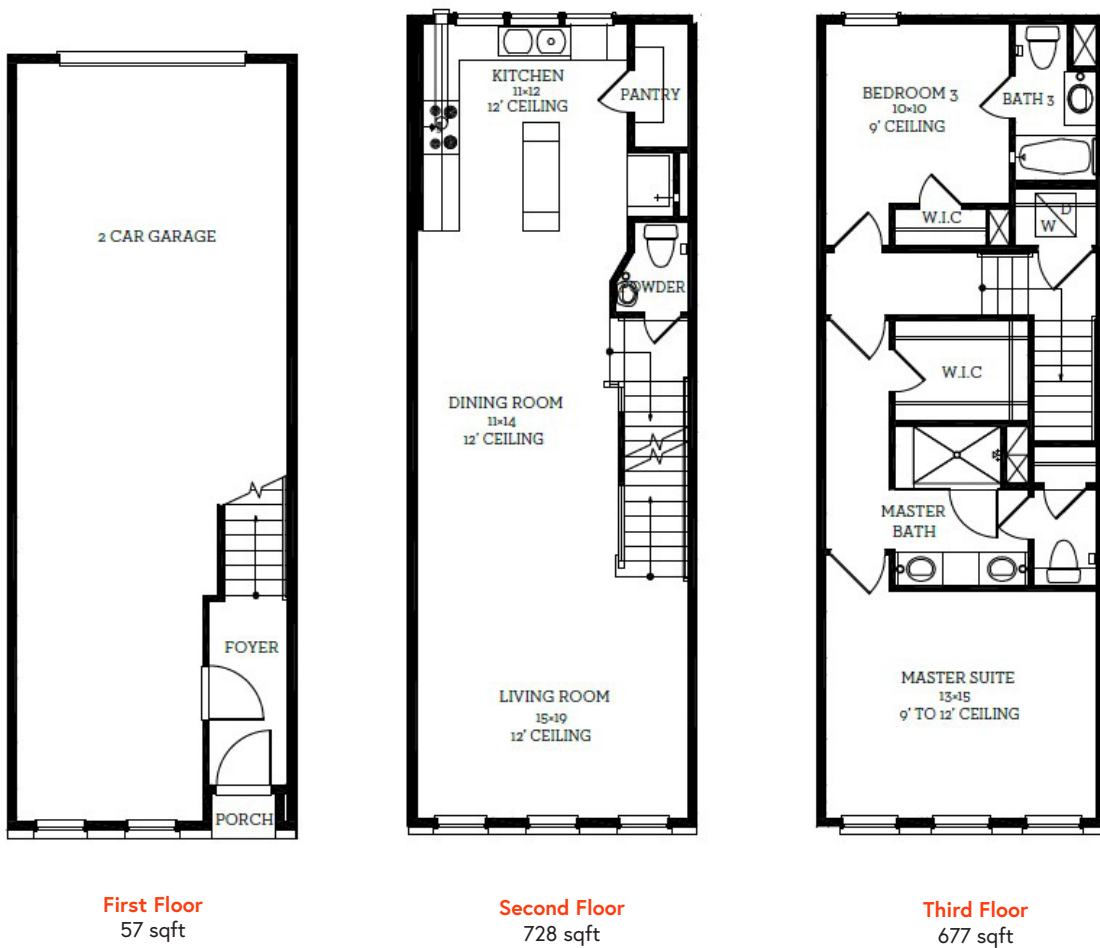
💰 \$399,900

🛏️ 2 Bedrooms

🚿 2.5 Bathrooms

📏 1,462 sqft

- Courtyard Town Home
- Open Living Area w/ 12 FT Ceilings
- Bosch Kitchen Appliances
- Wide Plank Wood Flooring in Living Area & Master Bedroom



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8710 Park Kolbe

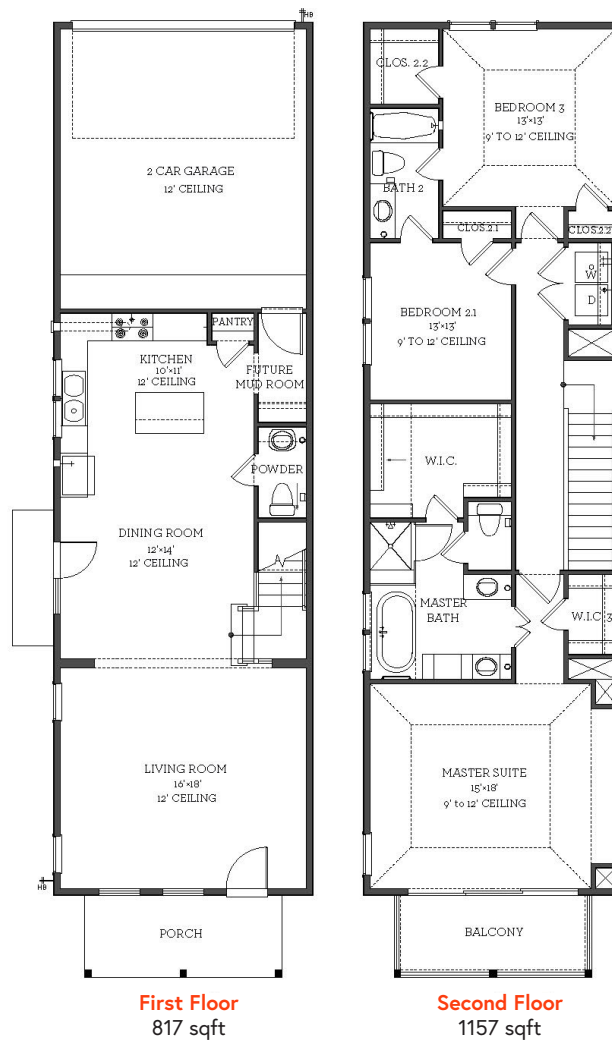
🏠 \$540,000

🛏 3 Bedrooms

🚿 2.5 Bathrooms

📏 1,971 sqft

- Front Porch
- Master Bedroom Balcony
- Tri-Paneled Glass Door
- Free Standing Tub



First Floor
817 sqft

Second Floor
1157 sqft

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8684 Green Kolbe

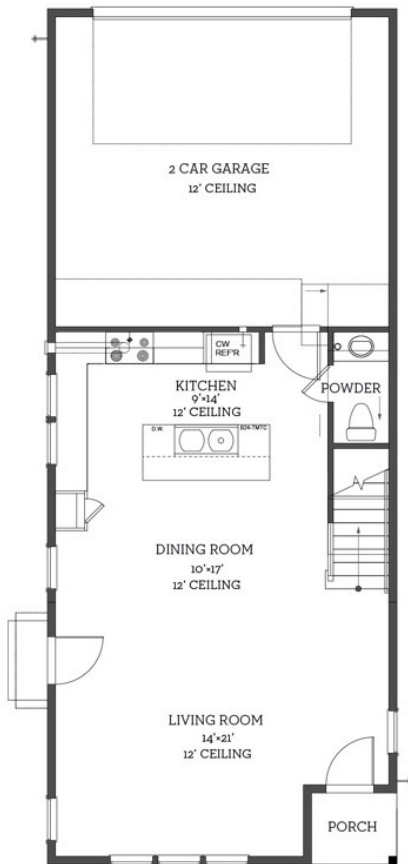
💰 \$650,000

🛏️ 3 Bedrooms

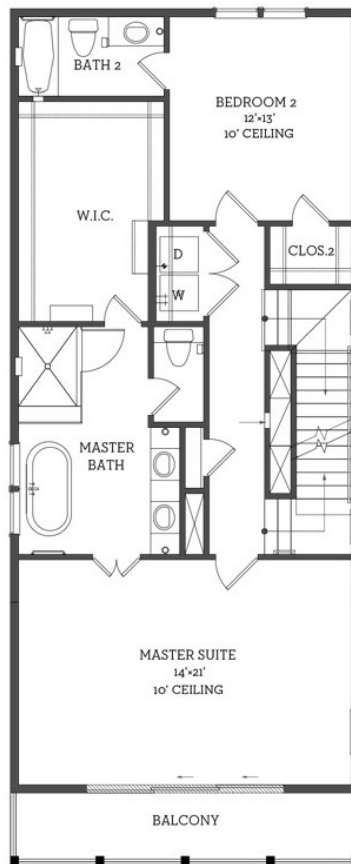
🚿 3.5 Bathrooms

🏠 2,617 sqft

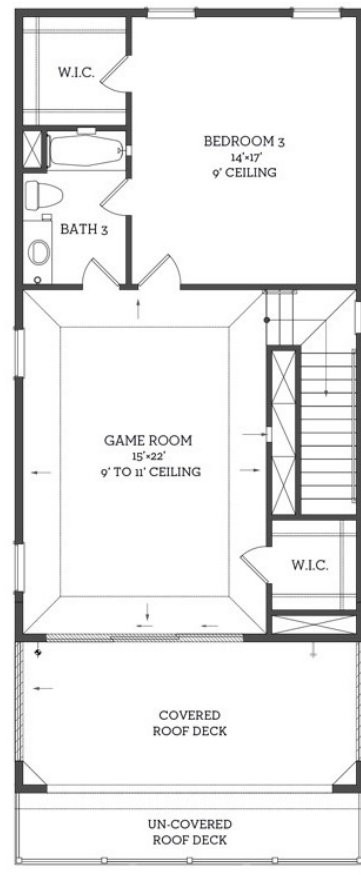
- Game Room
- Master Bedroom Balcony
- Roof Terrace
- Tri-Paneled Glass Door



First Floor
720 sqft



Second Floor
1085 sqft



Third Floor
812 sqft

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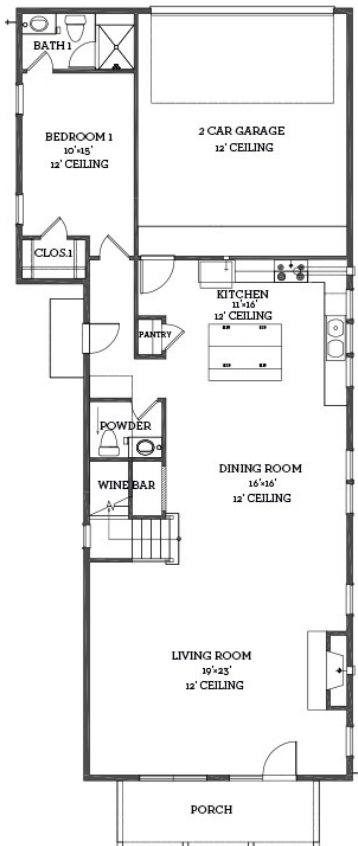
💰 \$750,000

🛏️ 4 Bedrooms

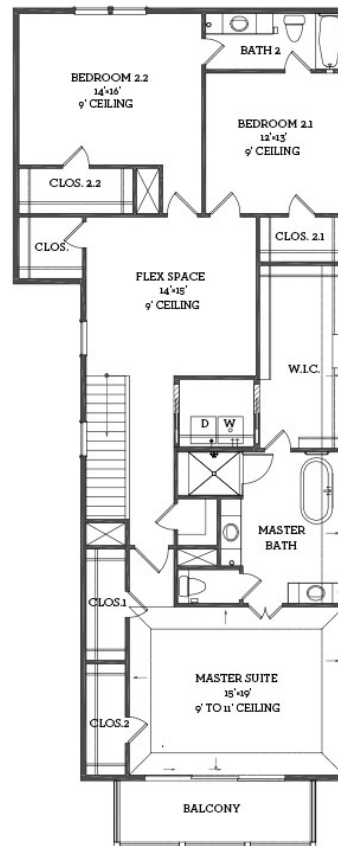
🚿 3 Bathrooms

🏠 3,132 sqft

- Flex Room
- Balcony and Porch
- Side Yard



First Floor
1379 sqft



Second Floor
1753 sqft

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