



Upland Lakes

Largest Geothermal Community in the U.S.

1843 Upland Lakes

Price range: \$400s-725s




- GeoThermal HVAC systems
- Stratford HS in prestigious Spring Branch ISD
- Future 24 Hr Manned Gate
- 3 Beautifully Landscaped Lake / Park Areas and a "Bark Park"
- Walking Trails winding through a lushly landscaped 15 acres
- Convenient to CityCentre, Memorial City Mall, Town & Country and the Energy Corridor
- Community Swimming and Lounge Pools
- Timeless French Architecture
- Bosch or Bertazzoni Kitchen Appliance Package

For More Information

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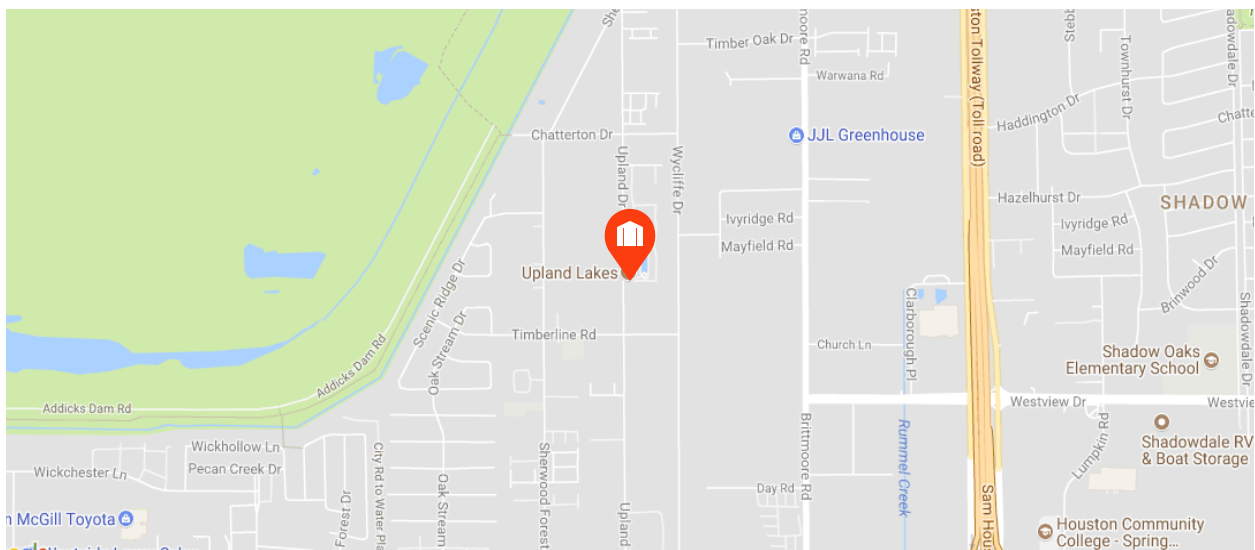
 instagram.com/intownliving

Site Plan



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

Location





Custom Features

Elegant Exteriors

- Custom designs from InTown Homes architects
- Modern designs
- Eight-foot mahogany entry door
- Full gutters around entire home
- **Nichiha** fiber cement siding
- **Nichiha** stucco board
- 2-car garage with ample storage space
- 12' x 12' 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

- Hickory or Oak 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)
- Elegant stairways with hardwood tread to third floor
- Rounded sheetrock corners
- 10' or 12' ceilings (per plan)

Luxurious Master Suites

- Single ceiling molding in master bedroom
- **Natural Stone** tile floors and shower surrounds
- Six-foot garden tub
- Oversized glass enclosed shower
- Dual vanities
- Framed mirrors

- Oversized walk-in closets

Gourmet Kitchens

- Spacious gourmet kitchens
- **Granite** countertops
- 42-inch flat panel cabinets with decorative molding
- **Bosch Stainless 36"** cooktop
- **Bosch Stainless** single oven
- **Bosch Stainless** microwave
- **Bosch Stainless** fully integrated dishwasher
- **Bosch 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

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
- CAT5e wiring for phone and home internet
- Pre-wire for surround sound in family room & game 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





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-38 Insulation** in attic
- Air sealing package
- **CertainTeed Air Renew Drywall** provides mold and moisture resistance in the home while removing VOCs (Volatile Organic Compounds)
- DOW WEATHERMATE™ weather barrier system
- **Lennox/ClimateMaster** 27.00 EER 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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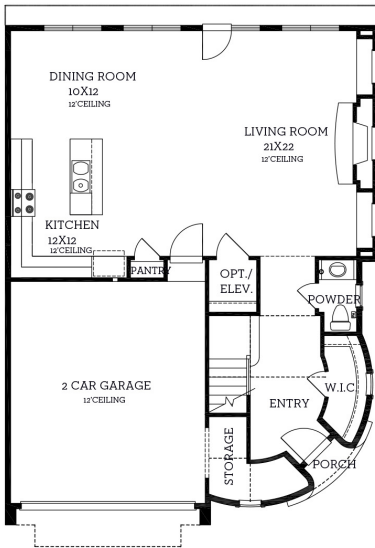
💰 \$625,000

🛏️ 4 Bedrooms

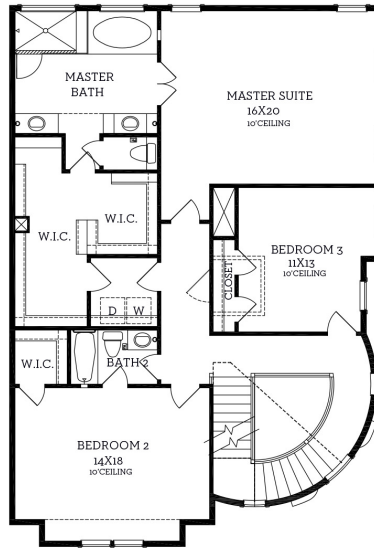
🚿 3.5 Bathrooms

🏠 3,560 sqft

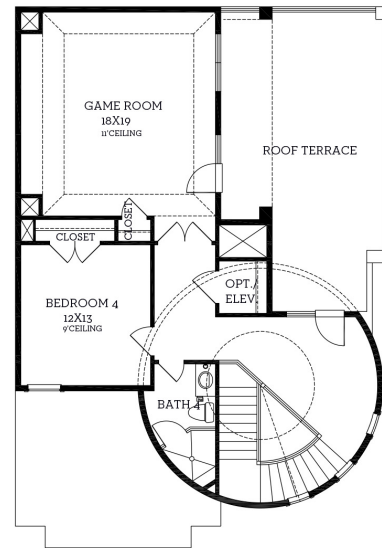
- First Floor Living Area
- Elevator Capable home
- Game room overlooks 3rd floor terrace
- Utility Room access from Master Closet
- Open Stairwell



First Floor
1086 sqft



Second Floor
1567 sqft



Third Floor
907 sqft

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1839 Upland Lakes

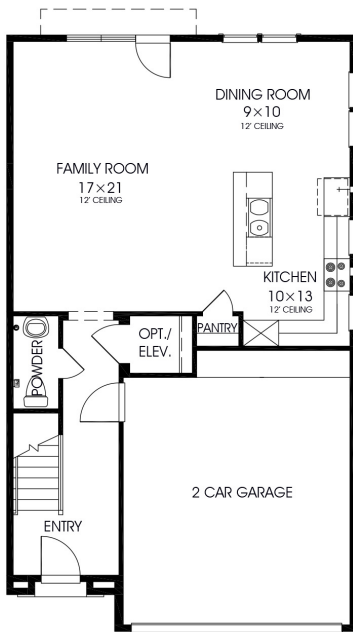
💰 \$495,000

🛏️ 4 Bedrooms

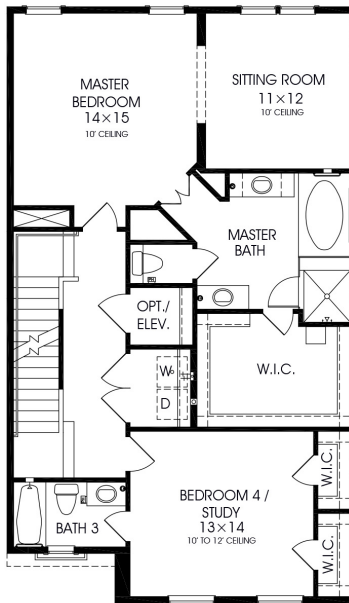
🚿 3.5 Bathrooms

🏠 2,886 sqft

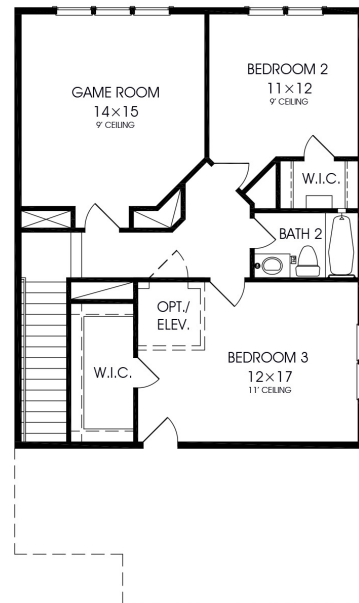
- First Floor Living Area
- Elevator Capable home
- Master BR features a Private Study
- Large Secondary BR with Private Bath



First Floor
824 sqft



Second Floor
1211 sqft



Third Floor
851 sqft

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10935 Wrenwood Green

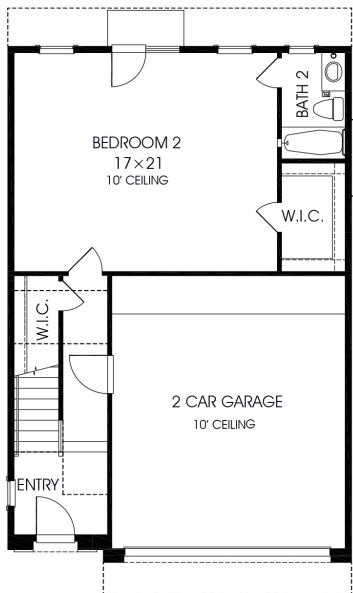
💰 \$550,000

🛏️ 3 Bedrooms

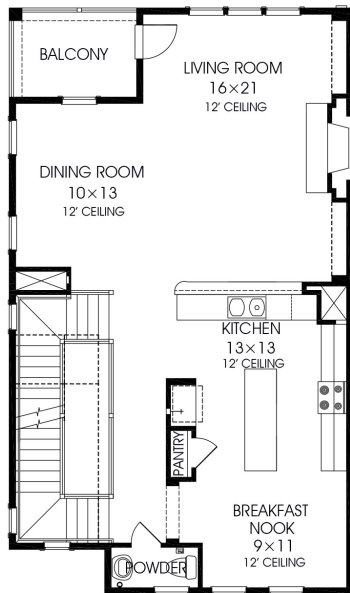
🚿 3.5 Bathrooms

🏠 2,795 sqft

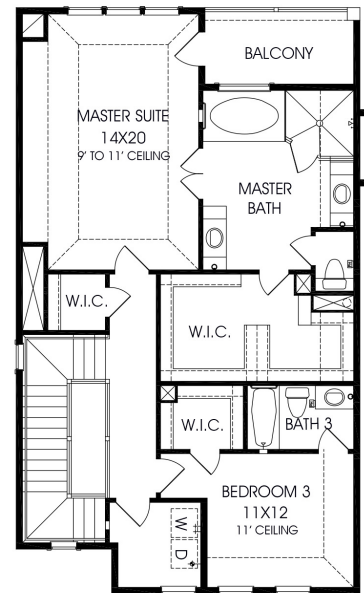
- Second Floor Living Area
- Large First Floor BR w/ Private Bath
- Rear Yard backs up to Park
- 2nd Floor Balcony overlooks Lake Area
- Full Driveway



First Floor
659 sqft



Second Floor
1104 sqft



Third Floor
1032 sqft

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