



## Fannin Station - Phase 2

9504 London Bridge Station, Houston, TX 77045

Price range: \$360s-500s



- Located just 2 miles from the Houston Medical Center
- Walking distance to MetroRail Park&Ride Station which goes directly to the Medical Center and Downtown
- Community features include: manned gated station at entrance, two lakes, swimming pool, jogging trails, greenspace, dog-friendly with pet-waste stations throughout
- Beautiful European inspired community with a wide variety of floorplans, 3 and 4 bedroom homes available
- Centrally located with easy access to Medical Center, Downtown, Midtown, Montrose, Hermann Park, Rice Village and Galleria Area
- No flooding in our community during Hurricane Harvey
- Village charm in the city with a modern feel

### For More Information

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Sales Consultant

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 [facebook.com/intownhomes](https://facebook.com/intownhomes)

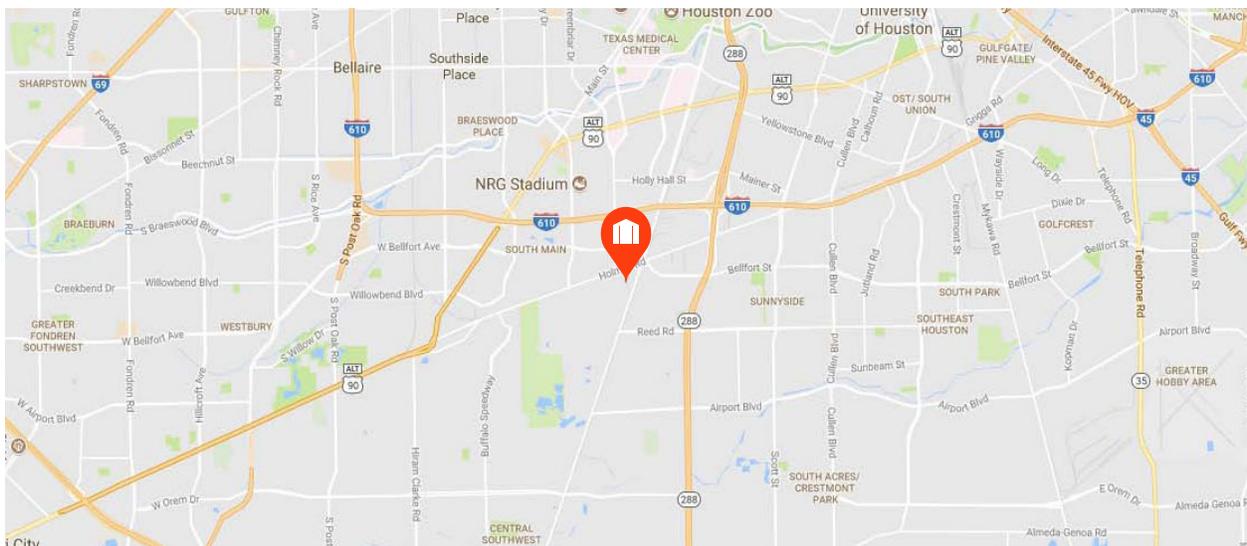
 [instagram.com/intownliving](https://instagram.com/intownliving)

# Site Plan



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

# Location





## Custom Features

### Elegant Exteriors

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- Custom designs from InTown Homes architects
- Eight-foot mahogany entry door
- Full gutters around entire home
- **Nichiha** fiber cement siding
- **Nichiha** stucco board
- 2-car garage with storage space
  - \*some 3-car features are available
- 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, tile and carpet mixes for flooring
- Wrought iron spindles
- Double crown moulding in main living area
- Five inch base moulding throughout home
- Eight-foot raised panel interior doors
- Optional private residential elevator (per plan)
- Rounded sheetrock corners
- 10' or 12' ceilings (per plan)
- Luxury chrome Hansgrohe plumbing fixtures in all full bathrooms
- Stylish chrome hardware throughout

### Luxurious Master Suites

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- Single ceiling moulding 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

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- Spacious gourmet kitchens
- **Granite** or **Quartz** countertops
- 42-inch flat panel cabinets with decorative moulding
- **Bosch Stainless** gas cooktop
- **Bosch Stainless** oven
- **Bosch Stainless** microwave
- **Bosch Stainless** fully integrated dishwasher
- **Bosch Stainless** vent hood (per plan)
- Under mount sinks with garbage disposal
- **Natural Stone** backsplash
- **Insinkerator**  $\frac{1}{3}$  horsepower disposal
- Ice maker connection for refrigerator
- Recessed can lights with LED bulbs
- Under cabinet lighting
- Aspect brand soft-close cabinetry with hardware included

### 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 and gameroom if applicable

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-38 Insulation** in attic
- Air sealing package
- **Bosch** or **Rheem**, tankless water heaters
- **CertainTeed Air Renew Drywall** provides mold and moisture resistance in the home while removing VOCs (Volatile Organic Compounds)
- **Lennox 16-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 digital thermostats
- Radiant barrier
- Low-E double pane energy efficient vinyl windows (per community)
- **Energy Star®** appliances
- Low VOC paint
- **Hansgrohe** plumbing package

## Building Partners



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# 9664 Knight Rd.

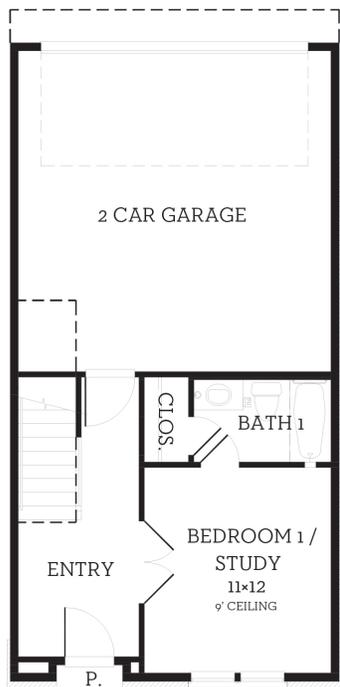
💰 \$364,900

🛏 3 Bedrooms

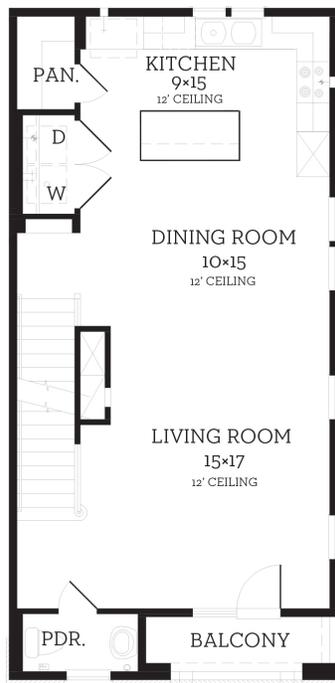
🚿 3.5 Bathrooms

🏠 1,905 sqft

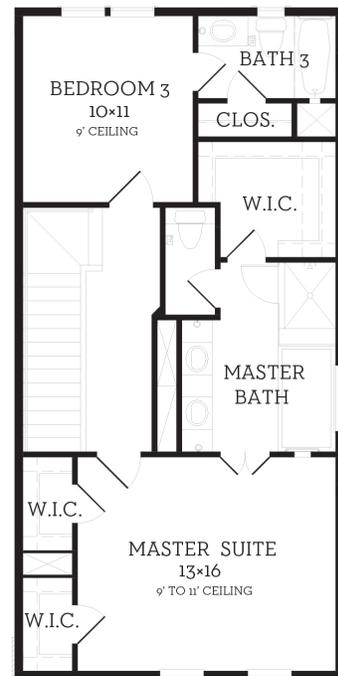
- Freestanding home on semi-corner lot
- Soft vintage brick facade
- 2 minute walk to Phase II community lake



**First Floor**  
374 sqft



**Second Floor**  
778 sqft



**Third Floor**  
753 sqft

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