



Timbergrove Heights

3326 W 12th St.
Houston, TX 77008
Starting at: \$440K



- Zoned to Sinclair Elementary
- Only a 5 min walk from Jaycee Park (tennis/basketball courts, fountains, walking trails, playground, and baseball fields)
- Beautiful Urban Farmhouse community
- Central location - Within 2 miles to 610 and 3 miles to I-10 and only 2 miles to 290
- Chic resort-style community swimming pool
- Exquisite Master Suites with custom boutique-style dream closet
- Close proximity to some of Houston's best entertaining spots and restaurants including Railway Heights, Heights Theater, Harold's on the Heights, Heights Epicurean Farmer's Market, and many more.
- Gorgeous views of greenery (per plan) and backed up to a quiet peaceful neighborhood
- Epic 10-ft tall glass sliding trifold doors in living areas leading out to oversized outdoor patios
- Backyards and rooftop terraces *per plan
- Gourmet Chef's Kitchen featuring commercial-style Fisher Paykel appliances, spacious prep-island accented by pendant lights, custom soft close pull out drawers and more

For More Information

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Site Plan



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

Location





Custom Features

Elegant Exteriors

- Inspiring 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 ample storage space
- Extended Balcony off the 2nd floor *per plan
- Enjoy the glow of exterior lights powered by a photocell
- Blooming Landscape Design Packages
- Energy efficient, double pane windows with Low-E insulated glass

Inspiring Interiors

- Fireplace *per plan
- 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 closet
- Spacious Frameless Shower
- Framed Mirrors
- Dual sinks
- Elegant stand-alone tub *optional
- Elegant floor tiles and shower surround
- Single Crown molding in Master Bedroom

Gourmet Kitchens

- **Fisher Paykel** luxury appliances
- Double Stacked Cabinets with various glass fronts *optional
- 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 pendant lights

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





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**, tank less water heaters
- **CertainTeed Air Renew Drywall** provides mold and moisture resistance in the home while removing VOCs (Volatile Organic Compounds)
- DOW WEATHERMATETM weather barrier system
- 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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3312 W 12th St.

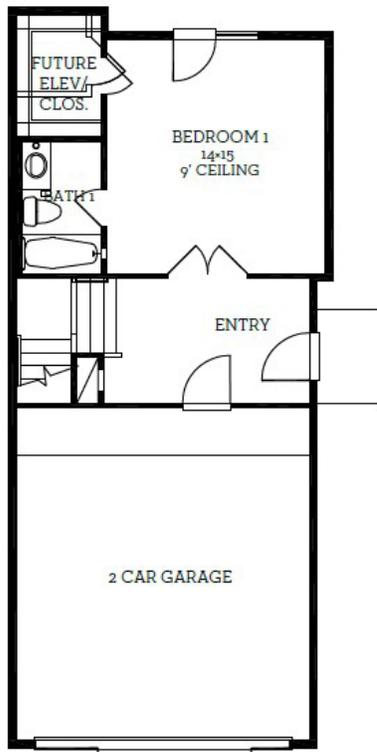
💰 \$585,000

🛏 3 Bedrooms

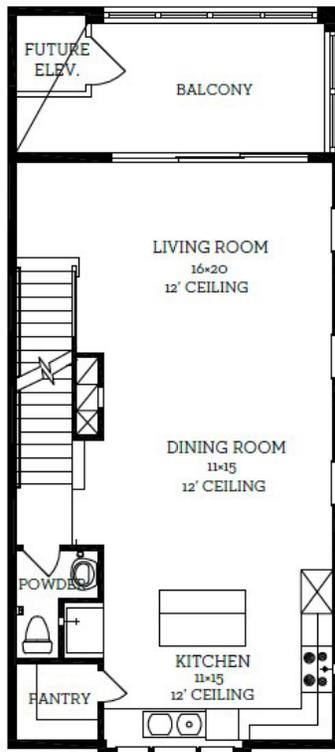
🚿 3.5 Bathrooms

🏠 2,214 sq.ft.

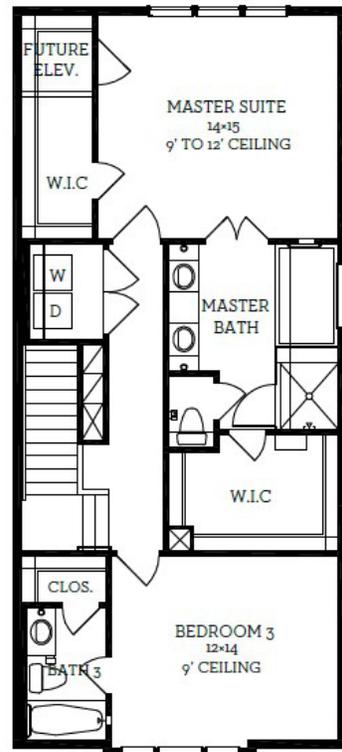
- Spacious fenced in backyard
- Relaxing and peaceful green unobstructed views from the 2nd floor balcony
- Soaring 12-ft ceilings in living area
- Enormous balcony with gas/water line with 10-ft glass sliding tri-fold doors
- Elevator capable



First Floor
490 sq.ft.



Second Floor
795 sq.ft.



Third Floor
929 sq.ft.

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3320 W 12th St.

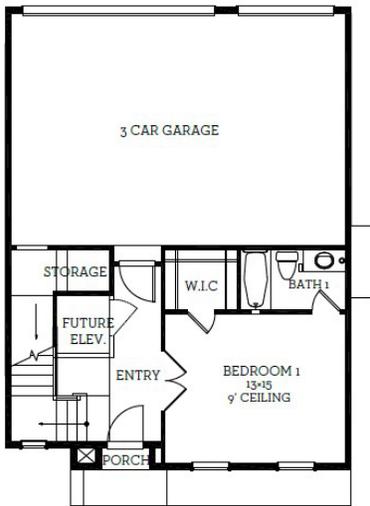
💰 \$699,000

🛏 3 Bedrooms

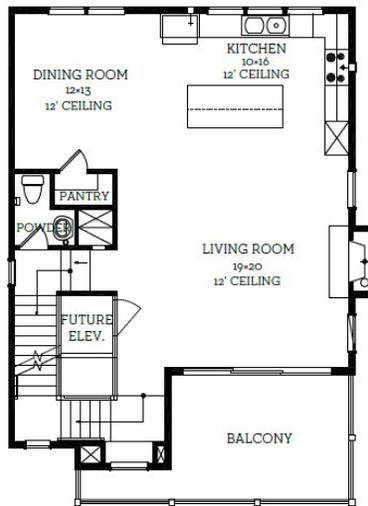
🚿 3.5 Bathrooms

🏠 2,554 sq.ft.

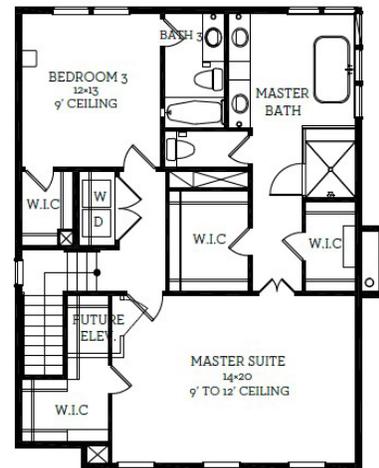
- 3 car garage
- Spacious gated in front yard
- Corner unit flooded with natural light
- Epic oversized balcony with unobstructed view off living area (with gas/water line)
- Giant 10-ft glass sliding doors on 2nd floor balcony
- Elevator capable
- Bright open staircase
- Upgraded luxe freestanding tub in primary bathroom



First Floor
514 sq.ft.



Second Floor
985 sq.ft.



Third Floor
1055 sq.ft.

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3314 W 12th St.

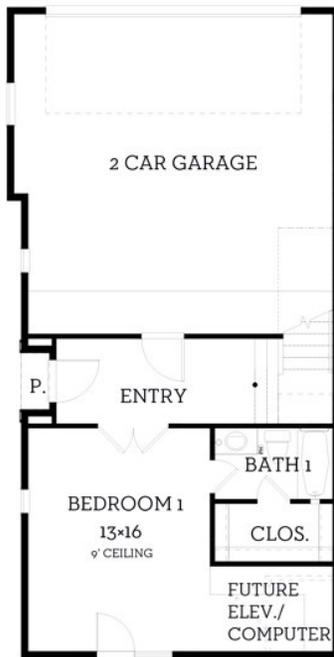
💰 \$600,000

🛏️ 3 Bedrooms

🚿 3.5 Bathrooms

🏠 2,433 sq.ft.

- Spacious gated side yard and backyard
- Gorgeous open staircase
- Corner unit flooded with natural light
- Elevator capable
- Upgraded luxe freestanding tub
- Sit down vanity in primary bathroom
- Tons of windows and huge balcony for outdoor living



First Floor
503 sq.ft.



Second Floor
927 sq.ft.



Third Floor
1003 sq.ft.

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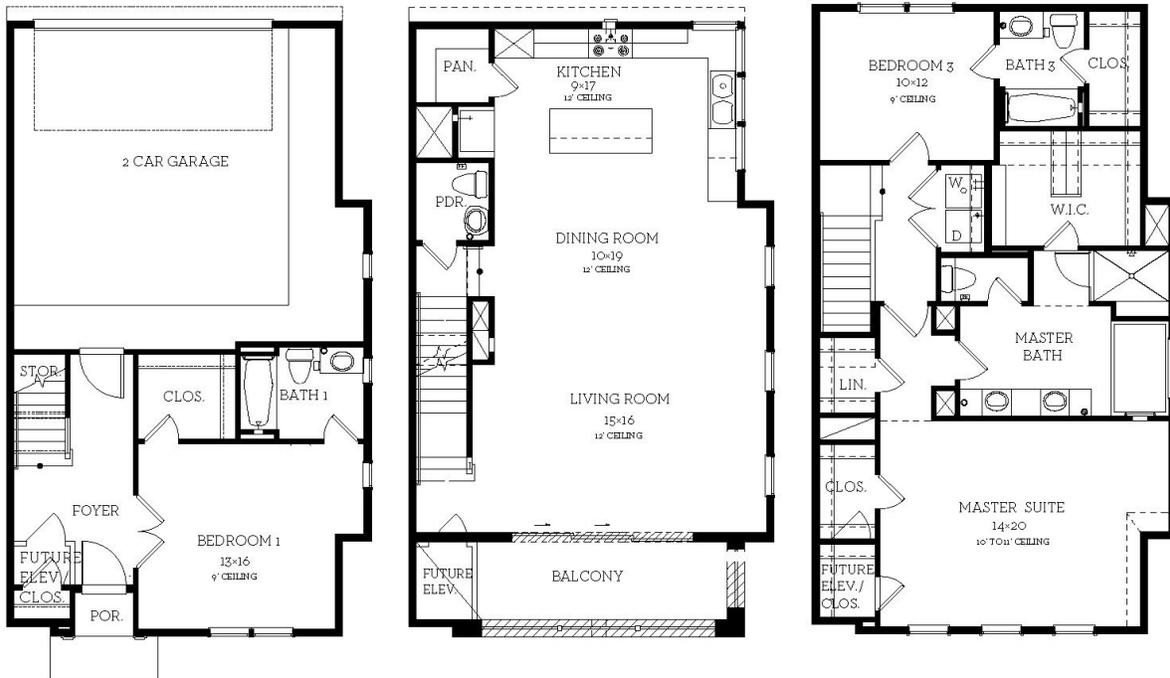
💰 \$600,000

🛏 3 Bedrooms

🚿 3.5 Bathrooms

🏠 2,325 sq.ft.

- Corner with tons of natural light
- Enormous balcony with glass sliding tri-fold doors
- Soaring 12ft ceilings and bright open living space
- Gated in front yard



First Floor
469 sq.ft.

Second Floor
867 sq.ft.

Third Floor
989 sq.ft.

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