



Upland Grove

10910 Grove Tree Lane Houston TX, 77043

Price range: \$395K - \$540K




- Private & gated community
- Brick homes with large balconies
- Open floor plans with high ceilings
- Bosch or Fisher Paykel kitchen appliance package
- In close proximity to City Centre, Memorial City Mall, and the Energy Corridor
- Stratford HS in prestigious Spring Branch ISD

For More Information

Samantha Lee

Sales Consultant

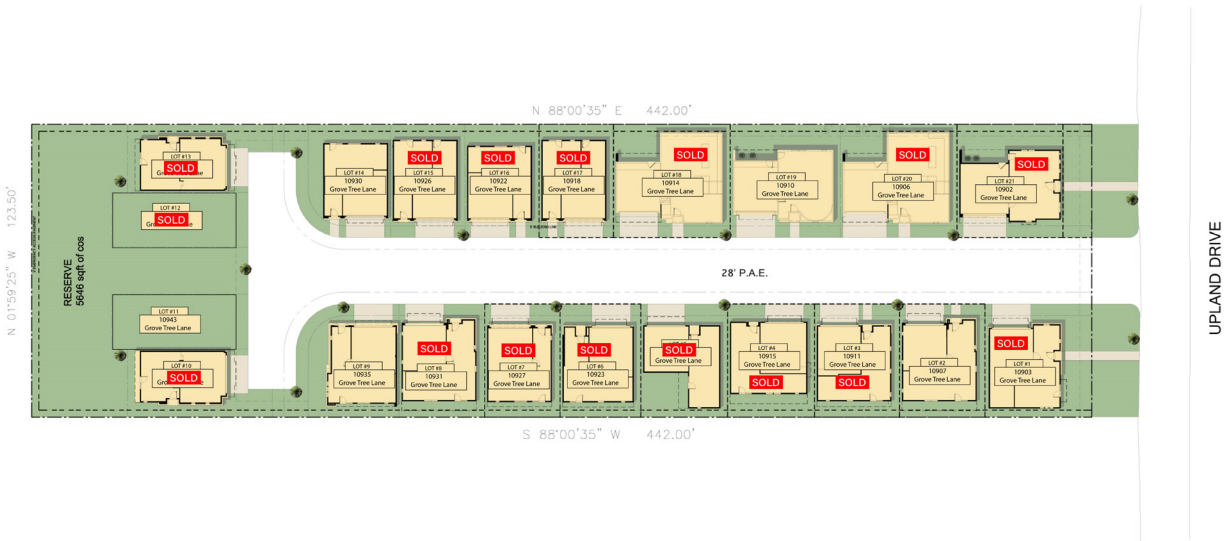
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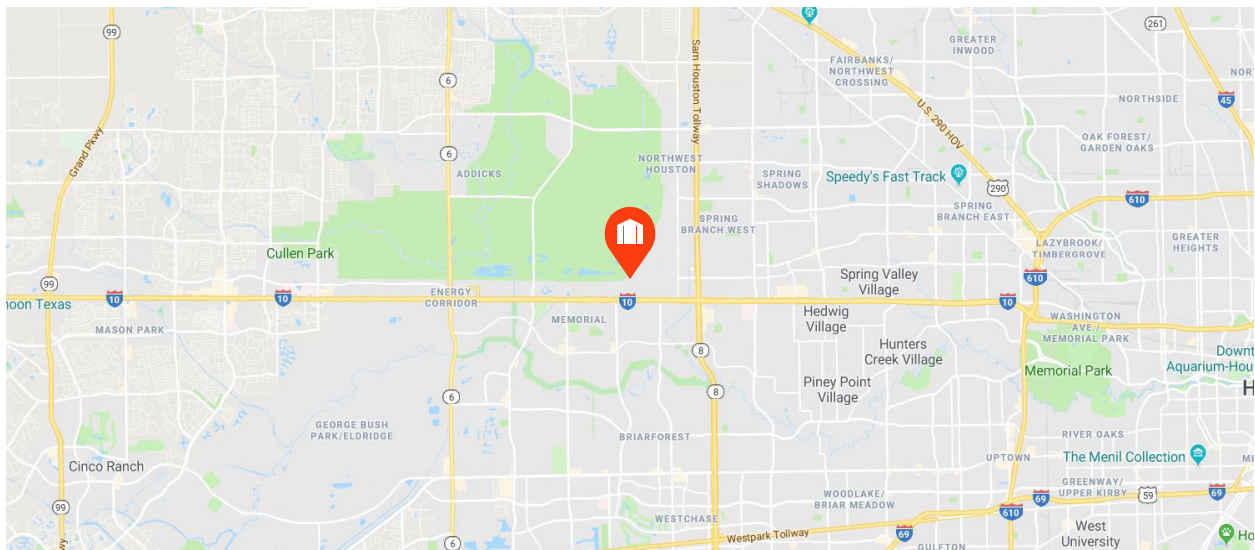
 instagram.com/intownliving

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
- Brick Elevations
- Eight-foot mahogany entry door
- Full gutters around entire home
- **Nichiha** fiber cement siding
- **Nichiha** stucco board
- 2-car garage with ample storage space
- Professionally designed landscape package
- Slate style composition shingles
- Energy efficient, double pane windows with Low-E insulated glass
- Elegant exterior coach lighting

Inspiring Interiors

- 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)
- 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 or Fisher Paykel Stainless** 36" cooktop
- **Bosch or Fisher Paykel Stainless** single oven
- **Bosch or Fisher Paykel Stainless** microwave
- **Bosch or Fisher Paykel Stainless** fully integrated dishwasher
- **Bosch or Fisher Paykel 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





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 or Trane 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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10907 Grove Tree Lane

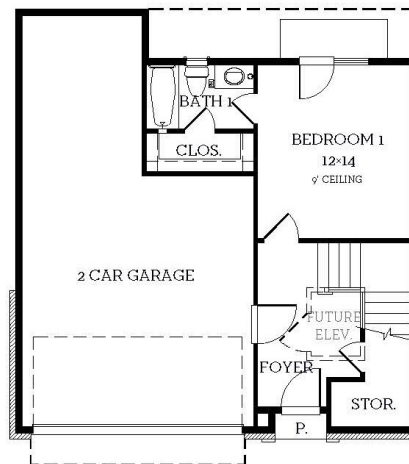
💰 \$439,900

🛏 3 Bedrooms

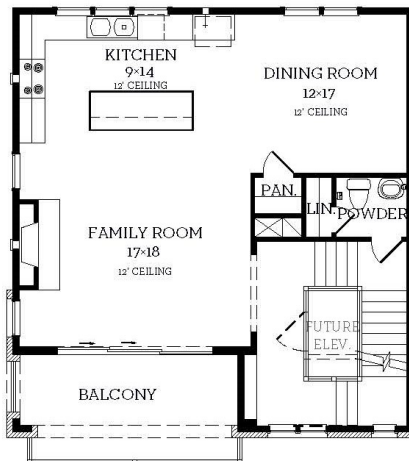
🚿 3.5 Bathrooms

📏 2,272 sqft

- Open floor plan
- Spacious balcony
- Dual walk-in master closets
- Elevator capable



First Floor
443 sqft



Second Floor
906 sqft



Third Floor
923 sqft

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10910 Grove Tree Lane

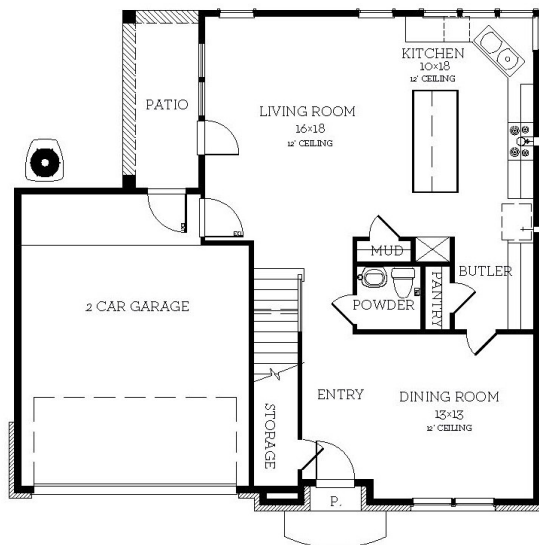
💰 \$469,900

🛏 3 Bedrooms

🚿 2.5 Bathrooms

📏 2,403 sqft

- First floor living area that leads to the patio
- Butler area with sizable pantry
- Master Bathroom with standalone tub
- Enormous walk-in closet



First Floor
974 sqft



Second Floor
1429 sqft

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10935 Grove Tree Lane

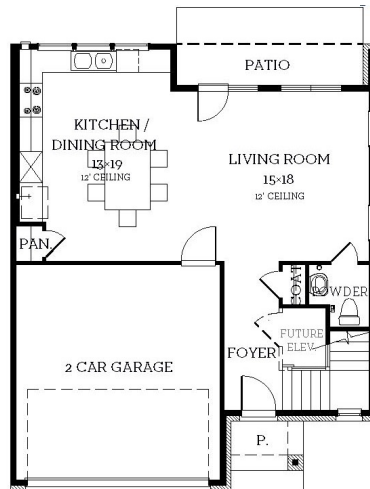
💰 \$539,900

🛏 3 Bedrooms

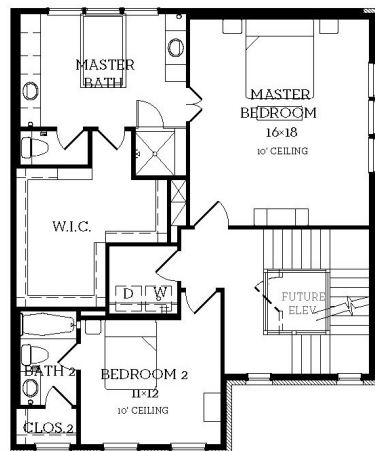
🚿 3.5 Bathrooms

📏 2,788 sqft

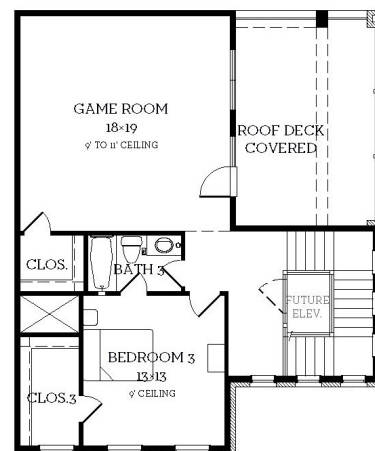
- Wrap around kitchen opens up to dining area
- Large walk-in closet
- Game room on third floor
- Covered roof deck with good views



First Floor
767 sqft



Second Floor
1181 sqft



Third Floor
840 sqft

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