



## Riddlewood Phase 2

9634 Riddlewood Ln. Houston, TX 77025

Price range: \$385K - \$425K



- Centrally located with easy access to the Galleria, Texas Medical Center, 610 and City of Bellaire
- Community qualifies for no money down financing! Call for details.
- Open floor plans with lots of light, 12 ft ceilings and a great mix of contemporary and traditional styles
- Gated and private community
- Bosch Luxury Appliances with quartz countertops, and soft close cabinets

### For More Information

**Rubi Leal**

*Sales Consultant*

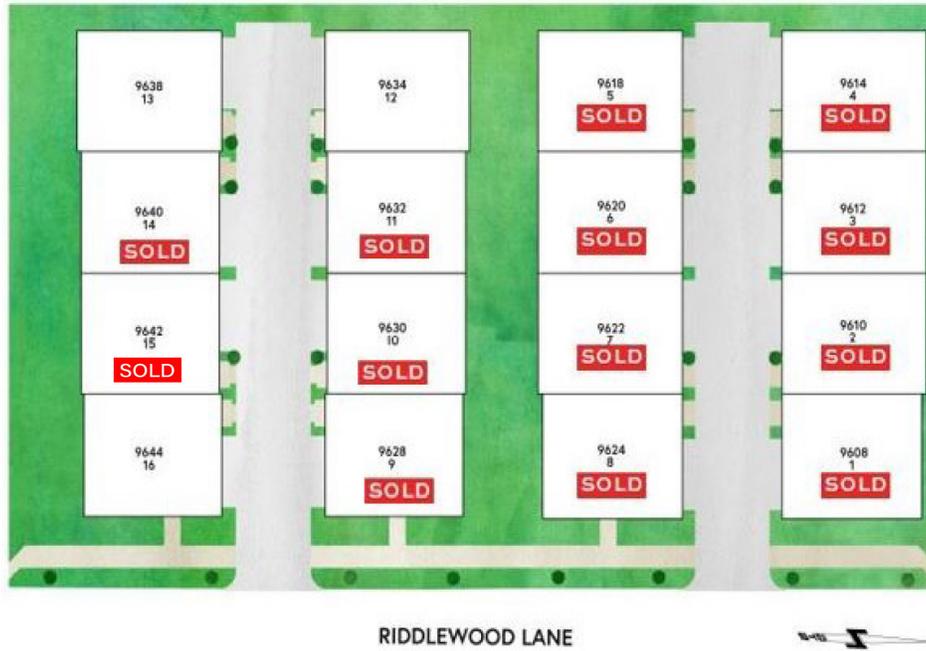
 832-874-0398

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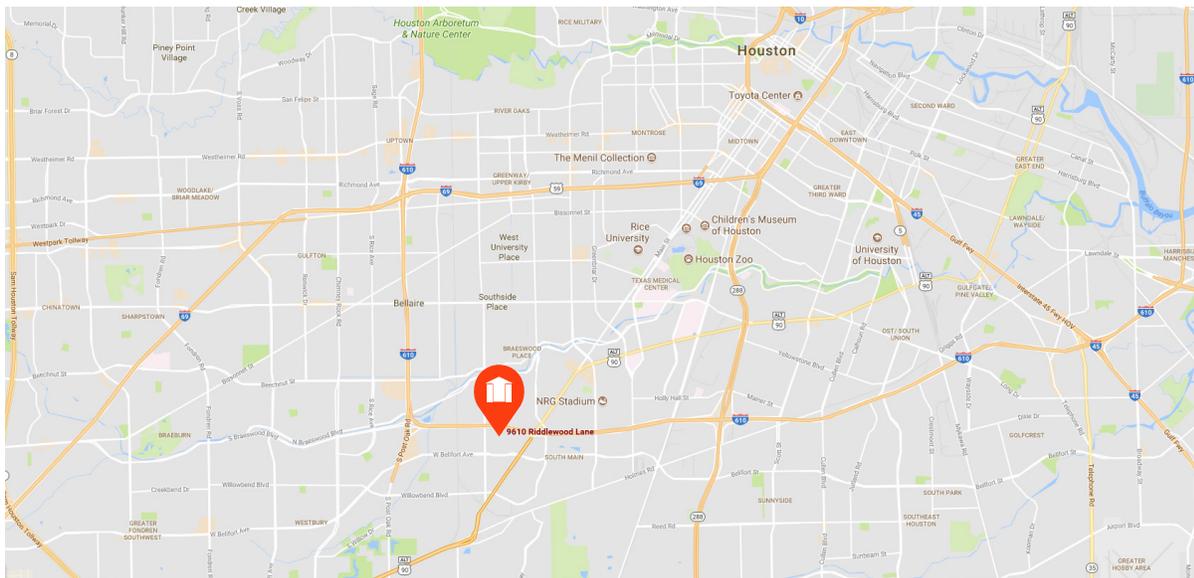
 instagram.com/intownliving

# 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
- 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
- 8' 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

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- 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 second and third floor
- Rounded sheetrock corners
- 10 ft. or 12 ft. ceilings (per plan)

### Luxurious Master Suites

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

- Framed mirrors
- Oversized walk-in closets
- 12 ft. ceilings in master bedroom

### Gourmet Kitchens

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- Spacious gourmet kitchens
- **Quartz/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

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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

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, and adds more insulation
- 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 WEATHERMATE™** weather barrier system
- **Lennox** 16.00 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 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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# 9634 Riddlewood Lane

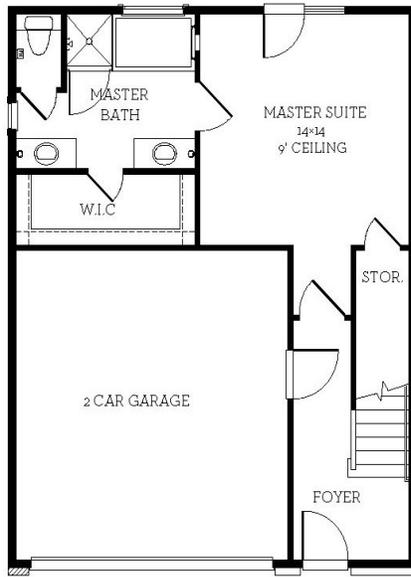
💰 \$390,000

🛏️ 3 Bedrooms

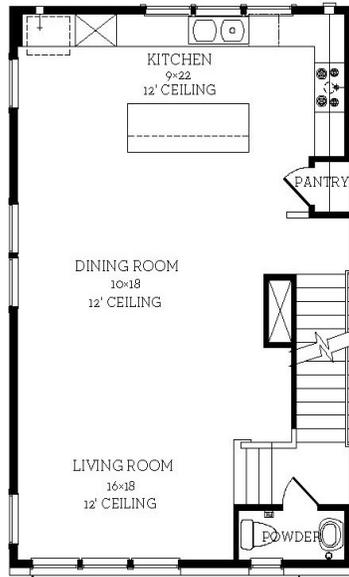
🚿 3.5 Bathrooms

📏 2,090 sqft

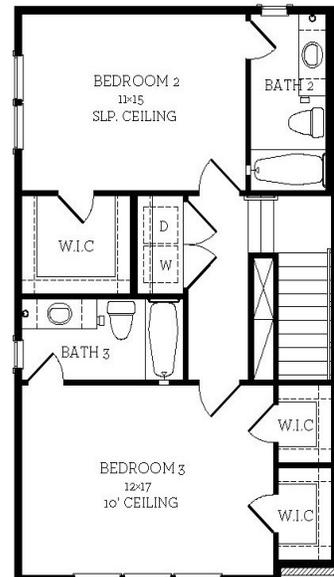
- Master Suite on first floor with shower and tub
- Wrap around kitchen
- Soaring 12ft. ceilings in main living areas
- Plenty of windows allow lots of natural light



**First Floor**  
576 sqft



**Second Floor**  
805 sqft



**Third Floor**  
709 sqft

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