



Avondale

2806 Rosefield Drive, Houston, TX 77080

Price range: from \$449,900 to \$800,000s



- Ultra Modern Architecture — Edgy Designs Interior and Exterior
- Distinct Colors and Exteriors — Metal, Painted Masonry, Painted Cement Lap Siding
- “Anti-Cookie Cutter” — Over 100+ different plans for 165 home sites.
- Bark Park for your Fur Babies and Jogging Track
- Community Swimming Pool
- Lots of Windows and Tall Ceilings in every plan — Natural light is the best light!!!
- Yard Space Galore — enjoy this personal space with friends and family
- Easy access to I-10, Hwy 290, 610 Loop and Beltway 8; halfway between the Energy Corridor and Downtown

For More Information

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Clint Vernon
Sales Consultant

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📘 facebook.com/intownhomes

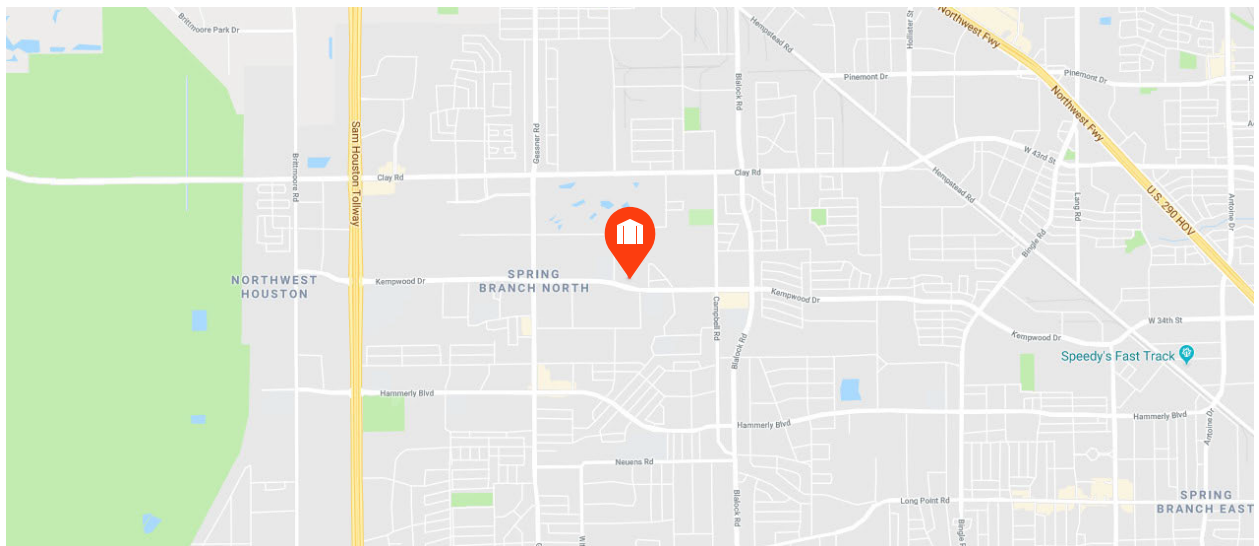
📷 instagram.com/intownliving

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 Modern 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
- Modern exterior coach lighting

Inspiring Interiors

- Wood floors
- Wrought iron spindles
- Five inch base molding throughout home
- Eight-foot interior doors on the First and Second floor
- Elegant stairways with hardwood tread
- Rounded sheetrock corners
- 10' to 12' ceilings, even Higher (per plan)

Luxurious Master Suites

- Quartz or Granite counters — Your choice
- Garden or Free Standing Tub
- Oversized glass enclosed shower
- Dual vanities
- Oversized walk-in closets

Gourmet Kitchens

- Spacious gourmet kitchens
- **Granite or Quartz** countertops
- 42-inch cabinets with decorative molding
- **Fisher Paykel or Bosch** 36" cooktop
- **Fisher Paykel or Bosch** single oven
- **Fisher Paykel or Bosch** microwave
- **Fisher Paykel or Bosch** fully integrated dishwasher
- **Fisher Paykel or Bosch** 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
- CAT5 wiring for phone and home internet

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





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
- **R-19 Insulation** in exterior walls
- **R-30 Insulation** in attic
- Air sealing package
- **Nevian** 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
- **Trane 16.00 SEER HVAC system** with two-stage compressor
- **Trane 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



FISHER & PAYKEL

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2806 Rosefield Drive

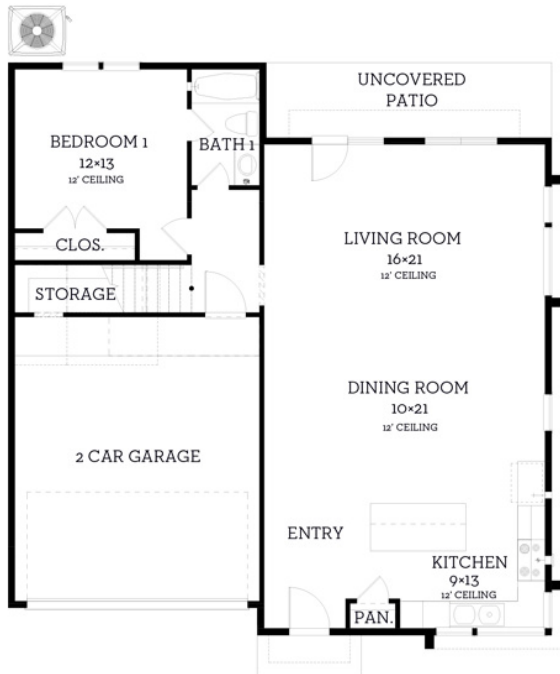
💰 \$635,000

🛏️ 4 Bedrooms

🚿 4 Bathrooms

🏠 2,491 sqft

- Completely open floorplan in main living
- Large island with plenty of counter space
- Porch opens up to the living room
- Formal Dining Space
- Boutique style, large walk-in closet in Master



First Floor
1133 sqft



Second Floor
1358 sqft

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3311 Cardinal Crest Lane

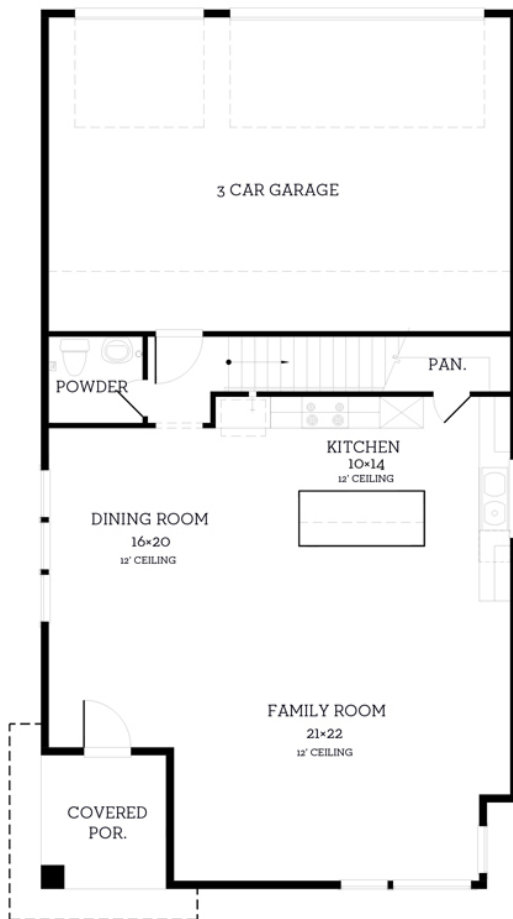
💰 \$599,900

🛏️ 4 Bedrooms

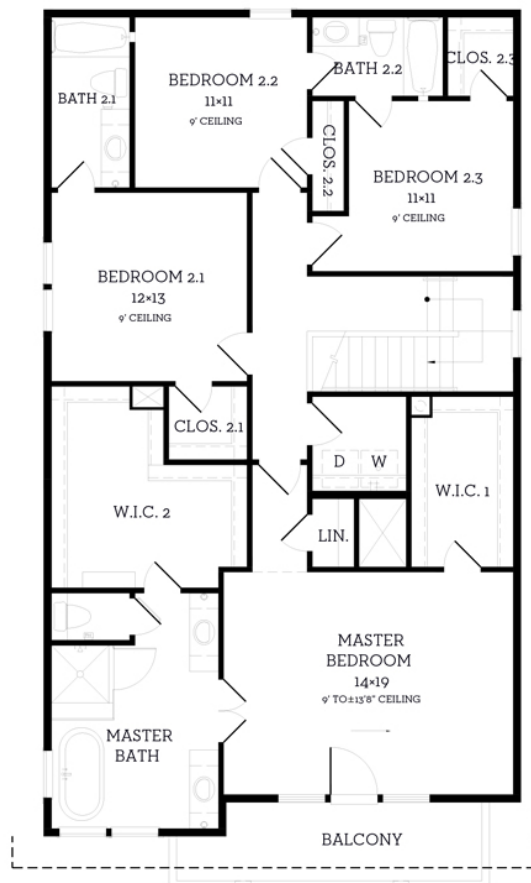
🚿 3.5 Bathrooms

🏠 2,500 sqft

- Completely open floorplan in main living
- Large island with plenty of counter space
- Porch opens up to the living room
- Formal Dining Space
- Boutique style, large walk-in closet in Master



First Floor
1004 sqft



Second Floor
1496 sqft

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3405 Robin Rose Lane

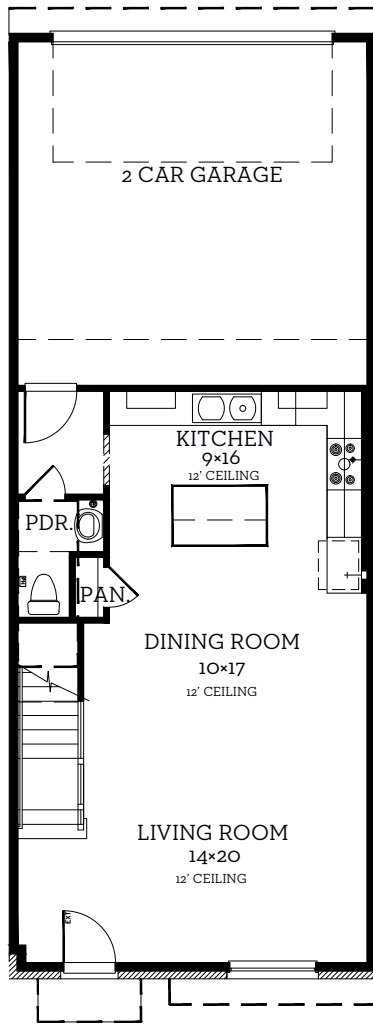
💰 \$449,900

🛏️ 3 Bedrooms

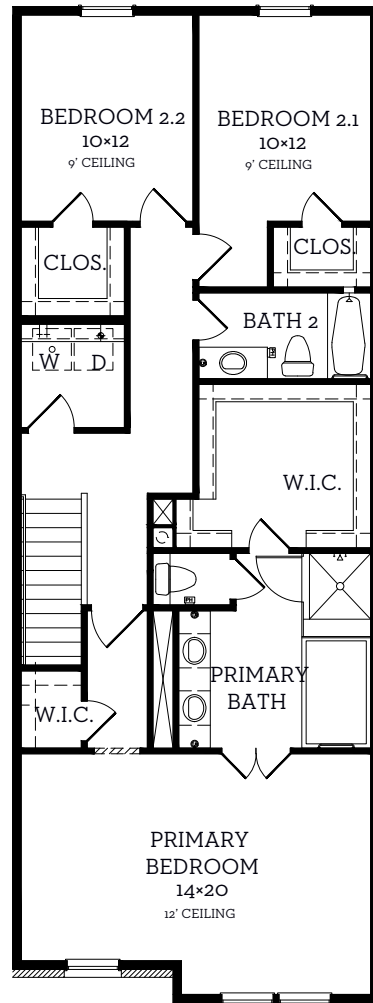
🚿 2.5 Bathrooms

🏠 1,925 sqft

- Completely open floorplan in main living
- Large island with plenty of counter space
- Fenced-in Front Yard
- Formal Dining Space
- Boutique style, large walk-in closet in Master



First Floor
737 sqft



Second Floor
1185 sqft

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9802 Hope Harbor Lane

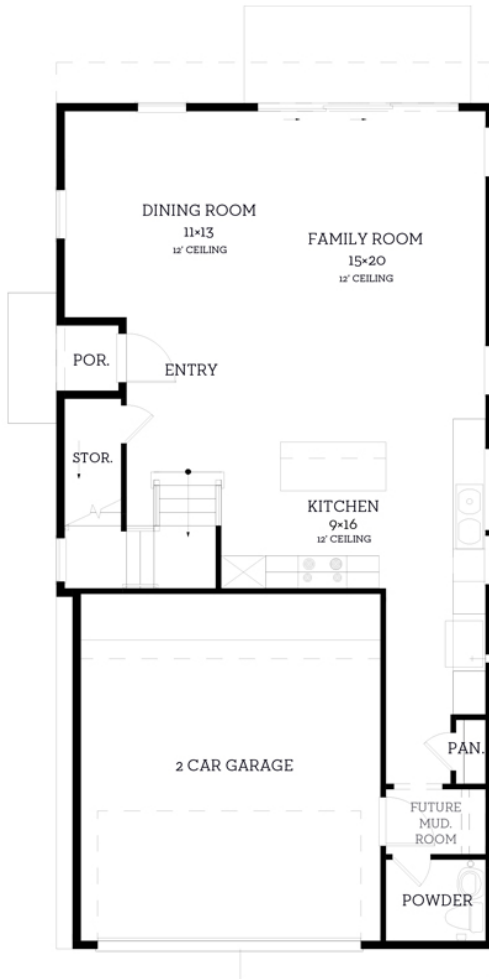
💰 \$575,000

🛏️ 4 Bedrooms

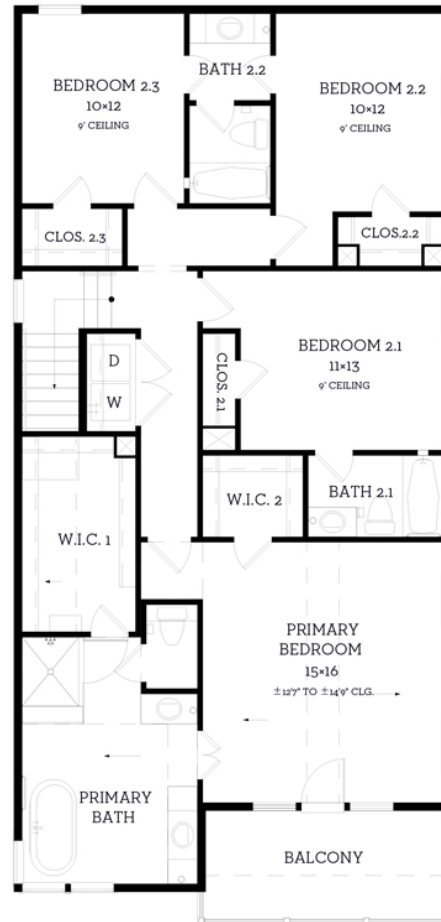
🚿 3.5 Bathrooms

📏 2,301 sqft

- Completely open floorplan in main living
- Large island with plenty of counter space
- Porch opens up to the living room
- Formal Dining Space
- Boutique style, large walk-in closet in Master



First Floor
952 sqft



Second Floor
1349 sqft

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9807 Hope Harbor Lane

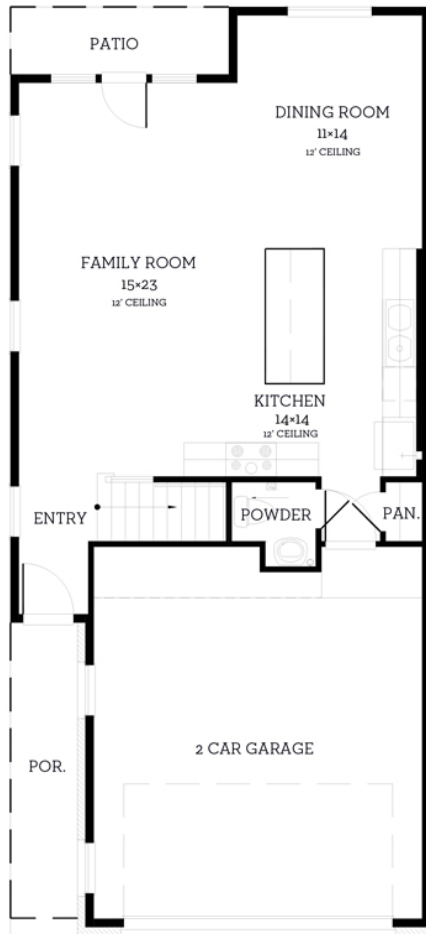
💰 \$499,900

🛏️ 3 Bedrooms

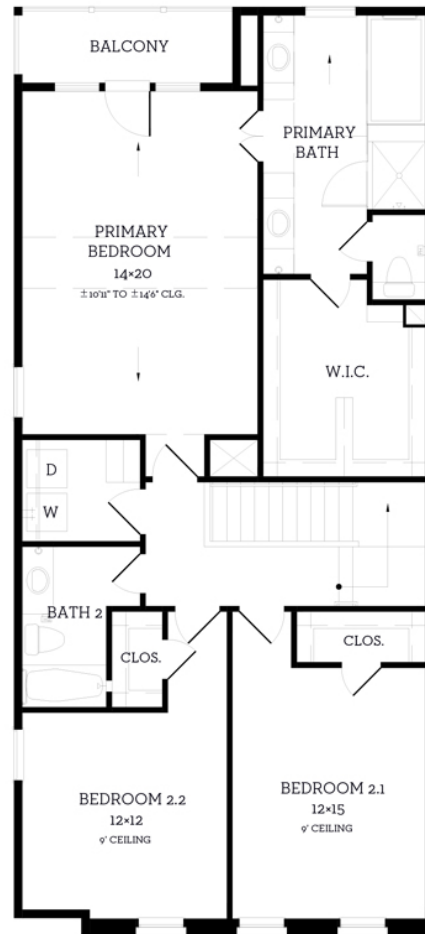
🚿 2.5 Bathrooms

🏠 2,020 sqft

- Completely open floorplan in main living
- Large island with plenty of counter space
- Porch opens up to the living room
- Formal Dining Space
- Boutique style, large walk-in closet in Master



First Floor
776 sqft



Second Floor
1244 sqft

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