



Congress & Shelby Townhomes

2807 Shelby Ave, Dallas, TX 75219

Starting at: \$574,900

Only 3 homes left!




- Our forward thinking blends traditional and modern architecture
- Gourmet kitchens with captivating Shiloh/Aspect cabinetry with soft-close doors & drawers, sleek granite or quartz counter tops
- Location, Location, Location-Great location in Oak Lawn with walkability to Restaurants, shopping, groceries and just minutes to Downtown Dallas
- Elevators? We have listened, and all homes have an Elevator option
- ECO-HIP energy saving features for much lower utility bills and environmentally friendly
- A hop, skip and a jump to Southwest Airlines-Dallas Love Field Airport
- Your open floorplan is perfect for entertaining and has all wood floors (NO carpet).
- Walk, bike or run on The Katy Trail only minutes away

For More Information

Dana Green

Sales Consultant

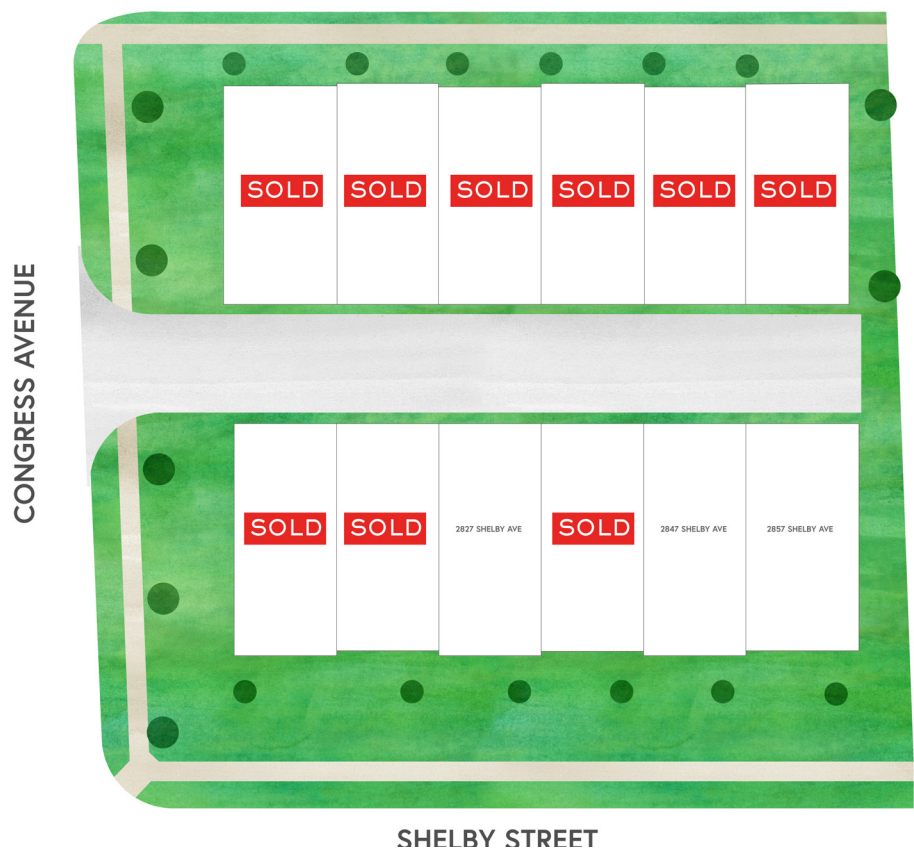
 817-681-2319

 danag@intown-homes.com

 facebook.com/intownhomes

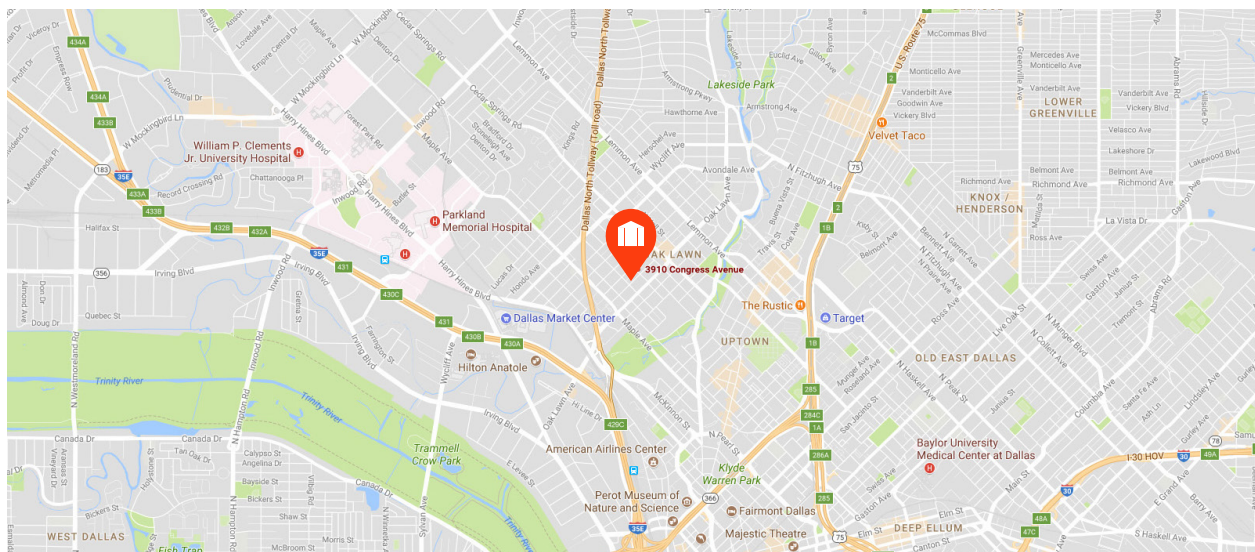
 instagram.com/intownliving

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 mahogany entry door
- Full gutters around entire home
- **Nichiha** fiber cement siding
- **Nichiha** stucco board
- 2-car garage with ample storage space
- 12' x 12' 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

- Wood floors throughout
- Wrought iron spindles
- Double ceiling moulding in main living area
- Five inch base moulding throughout home
- Eight-foot raised panel interior doors
- Optional private residential elevator (per plan)
- Elegant stairways with hardwood tread to third floor
- Rounded sheetrock corners
- Large walk-in closets

Luxurious Master Suites

- 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

- Spacious gourmet kitchens
- **Granite** countertops
- 42-inch flat panel cabinets with decorative moulding
- **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

- 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
- Strategically used engineered wood
- Dual flush toilets
- **R-19 Insulation** in exterior walls
- **R-30 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
- 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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2807 Shelby Ave.

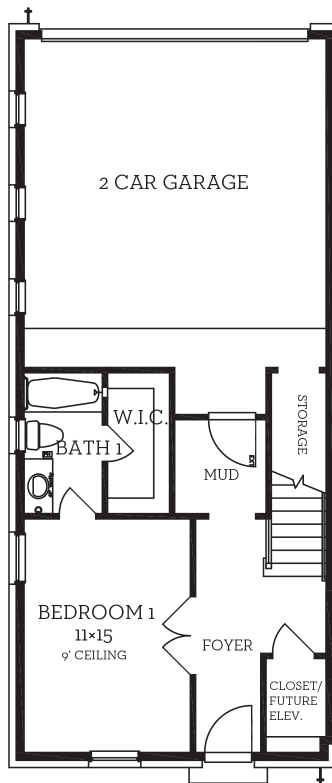
💰 \$624,900

🛏 3 Bedrooms

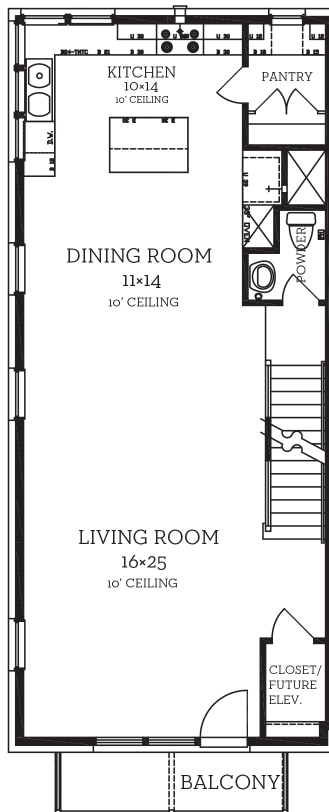
🚿 3.5 Bathrooms

📏 2,440 sqft

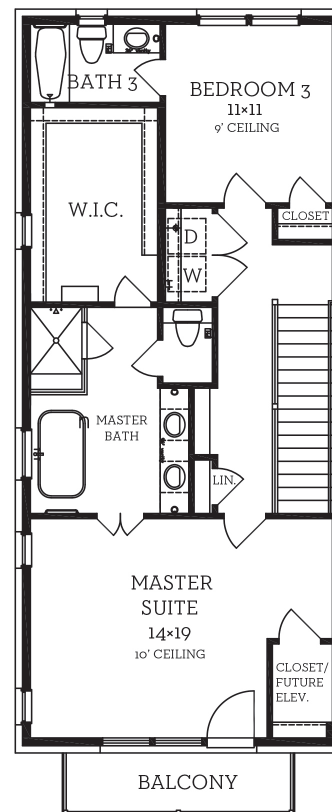
- Fenced front and side yard
- HGTV Kitchen
- Lots of Natural Light



First Floor
515 sqft



Second Floor
990 sqft



Third Floor
935 sqft

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2847 Shelby Ave.

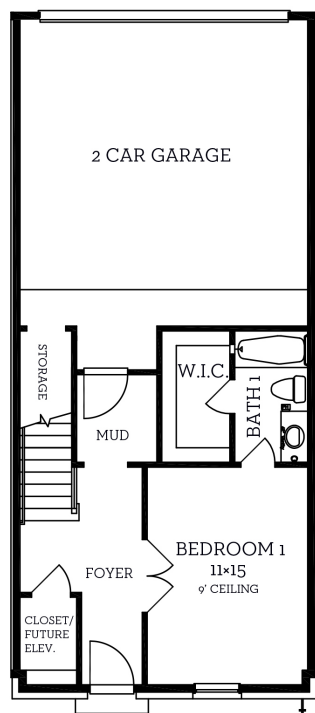
💰 \$574,900

🛏 3 Bedrooms

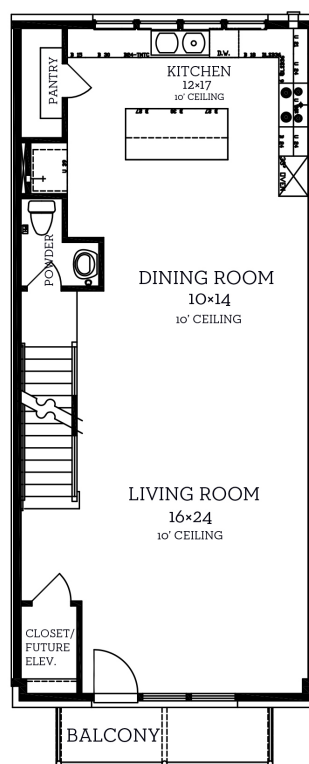
🚿 3.5 Bathrooms

📏 2,442 sqft

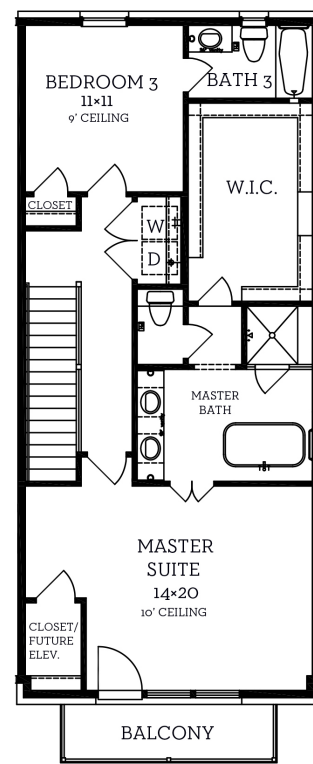
- 4 Windows in your Beautiful White Kitchen
- Jetted Tub in your Masterbath
- 16' x 20' Fenced front yard



First Floor
516 sqft



Second Floor
990 sqft



Third Floor
936 sqft

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