



# White Oak Lake

1236 W. 16th St. Houston, TX 77008

Starting at: \$675K



- Waterfront properties with beautiful decks and large backyard seem tailor-made for relaxing or waterside soirees.
- Push back the grand sliding glass doors and invite the outside in from your 1st floor living room. \*per plan
- Close proximity to Houston's best entertaining spots, restaurants and shops such as performance venue Heights Theater, White Oak Trail, Coltivare, Harold's on the Heights, 19th Street creates an ideal location for the savvy homebuyer.
- Covered Rooftop Terraces with beautiful lakeviews
- Elegant Chef's Kitchen featuring commercial-style Bertazzoni Italy or Bosch appliances, spacious prep-island accented by pendant lights, soft close pull out drawers and more.
- We invite you to come and experience the signature elegance of an Intown Home today.

## For More Information

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Sales Consultant

**Greg Burton**  
Sales Consultant

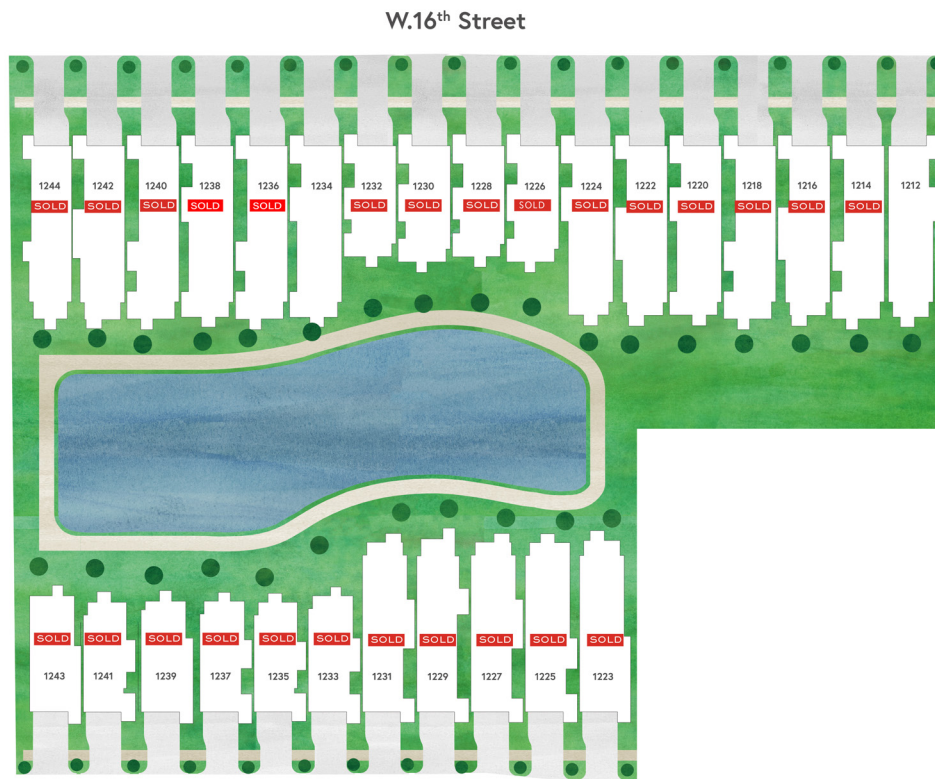
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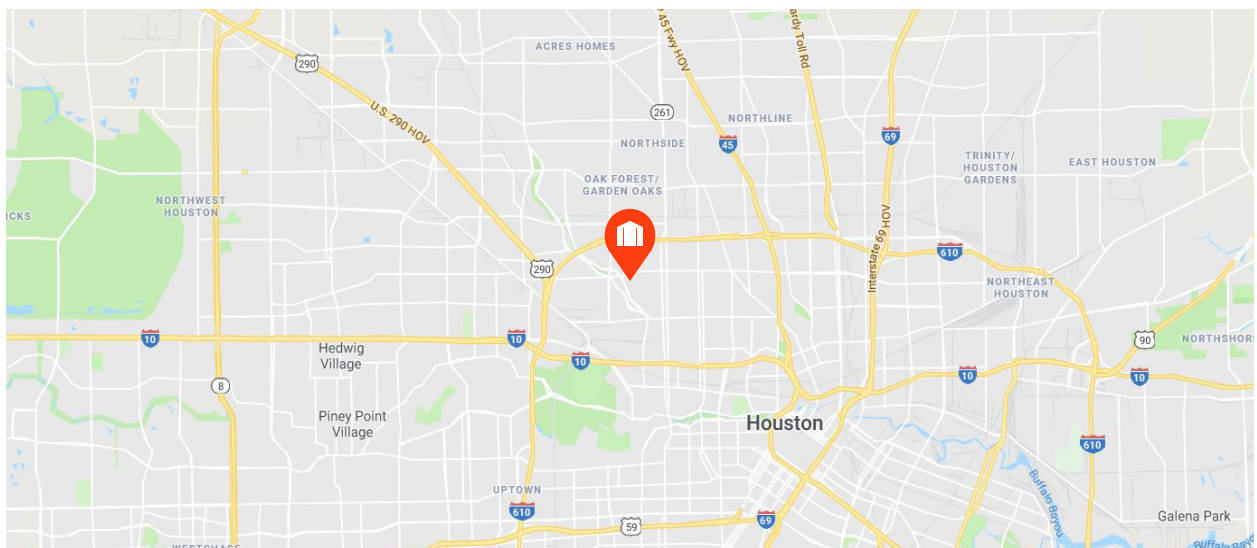
## Site Plan



**W.15<sup>1/2</sup> Street**

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

## Location





## Custom Features

### Elegant Exteriors

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- Lakeviews
- Inspiring Custom Designs from InTown Homes architects
- Galvalume Metal Roofs
- 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 Decks and expansive backyard
- 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

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- 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

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- Custom boutique-style closet
- Spacious Frameless Shower
- Framed Mirrors
- Dual sinks
- Six-foot garden tub

- Elegant floor tiles and shower surround
- Single Crown molding in Master Bedroom

### Gourmet Kitchens

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- **Bosch Stainless** 36" cooktop
- **Bosch Stainless** vent hood
- **Bosch Stainless** single oven
- **Bosch Stainless** microwave
- **Bosch Stainless** fully integrated dishwasher
- Double Stacked Cabinets w/ various glass fronts \*per plan
- 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 pendants

### 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
- 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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# 1234 W. 16th St.

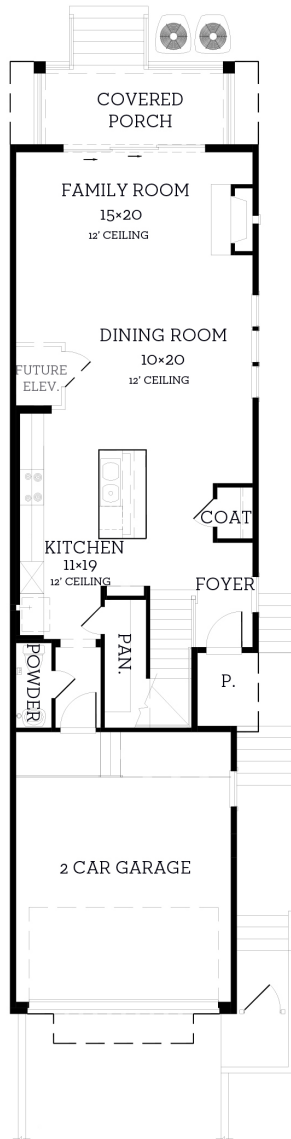
💰 \$675,000

🛏 3 Bedrooms

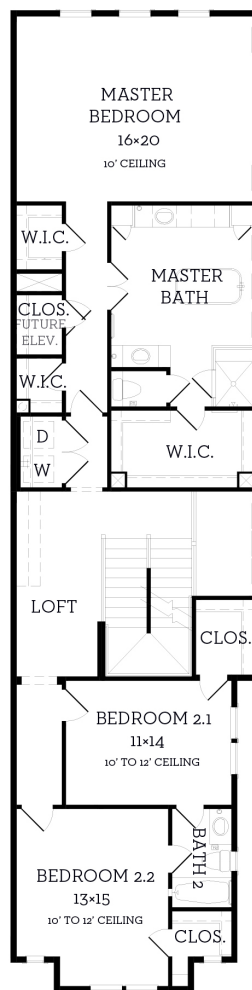
🚿 3.5 Bathrooms

📏 3,212 sqft

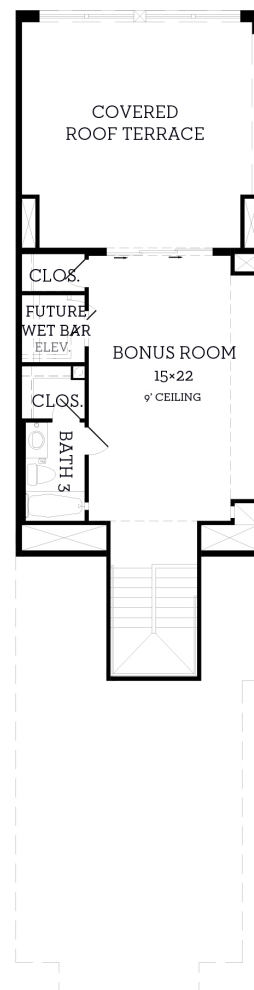
- Great location on the center of the lake
- First floor living
- Beautiful deck and backyard
- Boutique-style dream closet in Master Suite
- Private driveway
- Covered rooftop terrace for entertaining



**First Floor**  
1009 sqft



**Second Floor**  
1629 sqft



**Third Floor**  
574 sqft

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# 1212 W. 16th St.

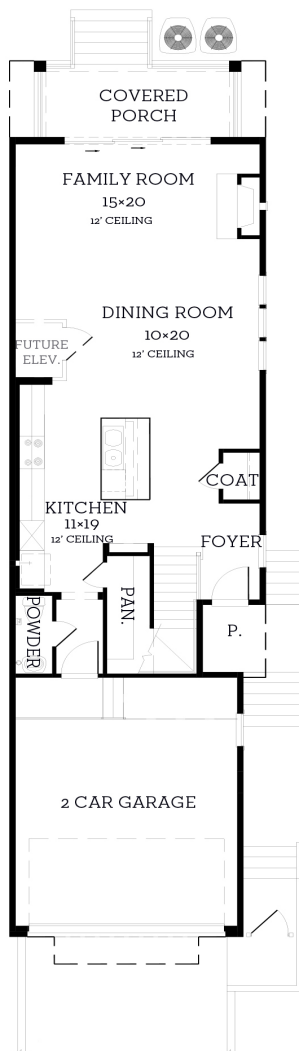
💰 \$675,000

🛏 3 Bedrooms

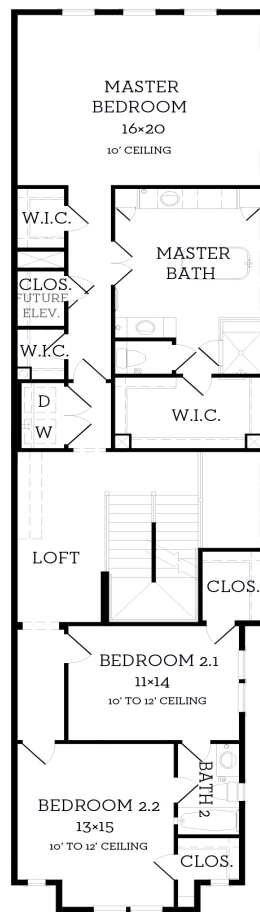
🚿 3.5 Bathrooms

📏 3,212 sqft

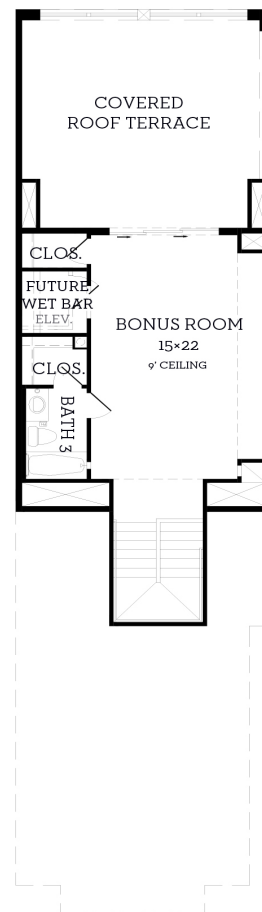
- Enormous 50-ft yard that can fit a pool with 8-ft private fence (last one in community)
- First floor living
- Lake views from rooftop terrace
- Private driveway
- Corner lot



**First Floor**  
1009 sqft



**Second Floor**  
1629 sqft



**Third Floor**  
574 sqft

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