



Rutland Manor

320 W. 20th St.
Starting at: \$600K



- Inspiring exterior architecture by Intown Homes architects.
- Downtown views from the rooftop terrace!
- No HOA
- Experience an urban lifestyle with fantastic walkability to Houston's best entertaining spots, restaurants, and shops right in the heart of the Historic Heights neighborhood.
- Family Room with 12 ft. ceilings and cozy fireplace.
- Elegant winding staircase throughout home.
- Impressive 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

Kathryn Yao
Sales Consultant

Greg Burton

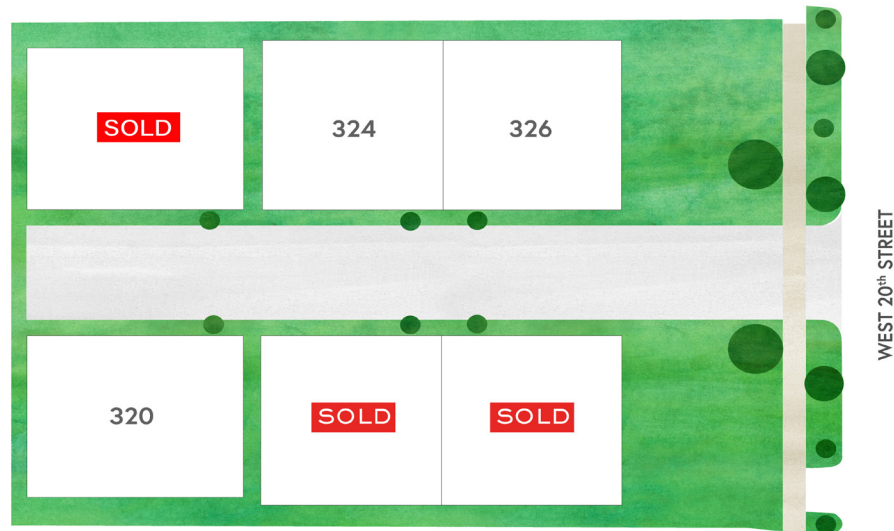
☎ 713-340-9010 713-503-4582

✉ kathryny@intown-homes.com
greg@intown-homes.com

📘 facebook.com/intownhomes

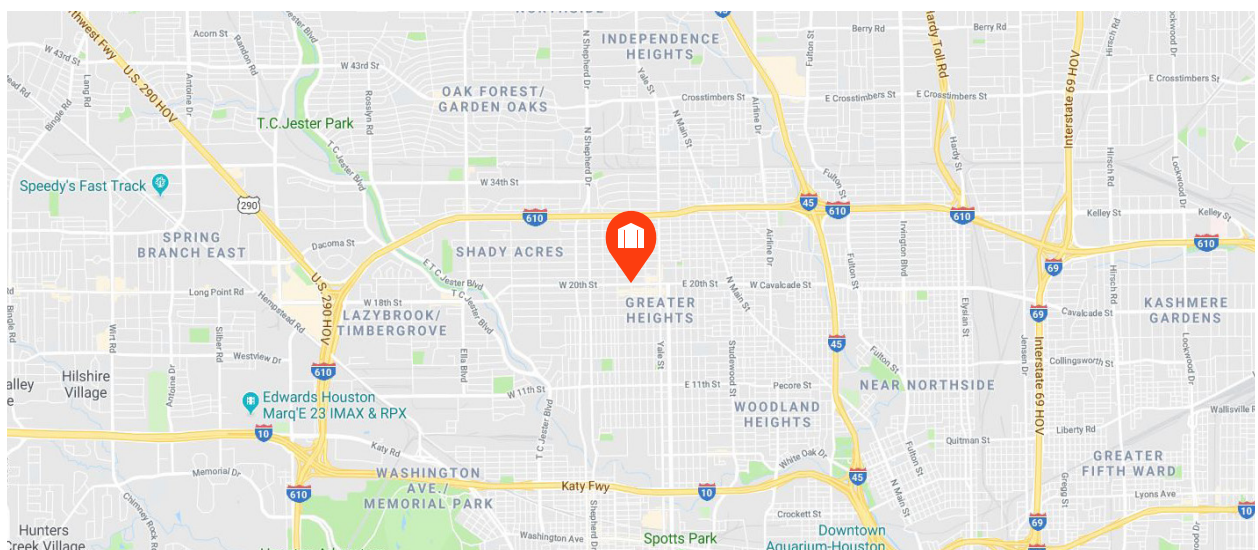
📷 instagram.com/intownliving

Site Plan



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

Location





Custom Features

Elegant Exteriors

- Inspiring Custom Designs from InTown Homes architects
- 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

- 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

- 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

- **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

- 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 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
- 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



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



326 W. 20th St.

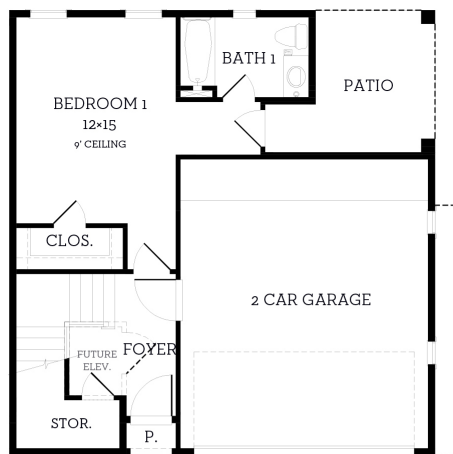
💰 \$650,000

🛏 3 Bedrooms

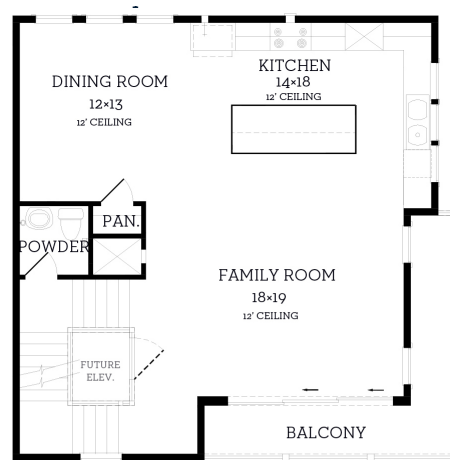
🚿 3.5 Bathrooms

🏠 2,978 sqft

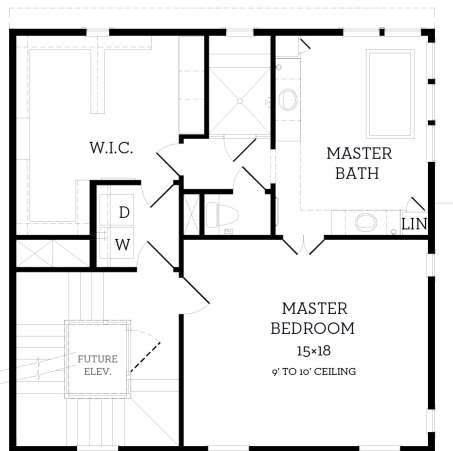
- Corner lot with tons of natural light and windows
- Open and unobstructed views from rooftop terrace
- Spa-like master bath with enormous walk in shower with seat
- Fenced in yard
- Elevator included



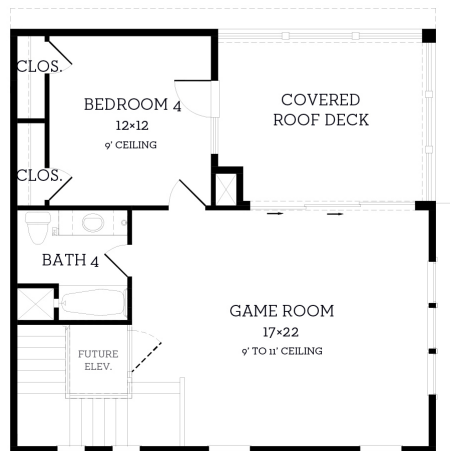
First Floor
489 sqft



Second Floor
888 sqft



Third Floor
937 sqft



Fourth Floor
664 sqft

All prices, features and plans are subject to change without notice. Square footage is approximate. 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



324 W. 20th St.

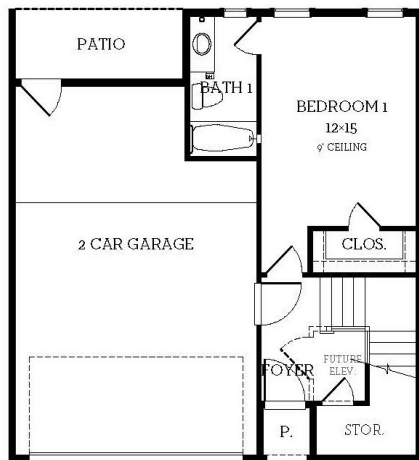
💰 \$600,000

🛏 3 Bedrooms

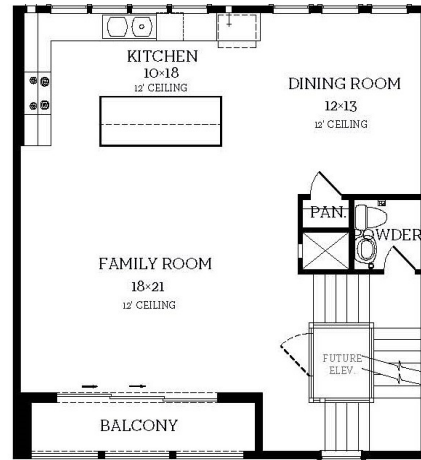
🚿 3.5 Bathrooms

📏 2,925 sqft

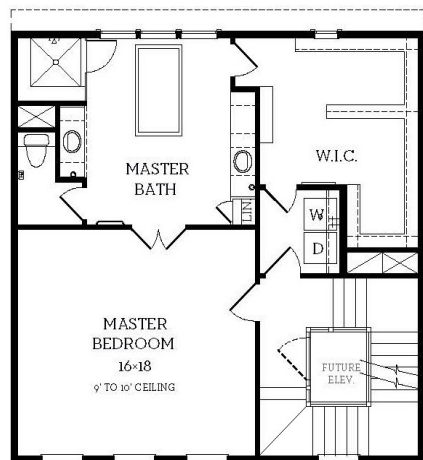
- Covered rooftop terrace with Downtown views!
- Elevator
- Chef's kitchen with Double stacked furniture-grade cabinets
- Elegant Master Bath with standalone tub
- Custom Boutique-style dream closet in Master Bath
- Game room and rooftop terrace perfect for entertaining



First Floor
450 sqft



Second Floor
912 sqft



Third Floor
937 sqft



Fourth Floor
635 sqft

All prices, features and plans are subject to change without notice. Square footage is approximate. 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



320 W. 20th St.

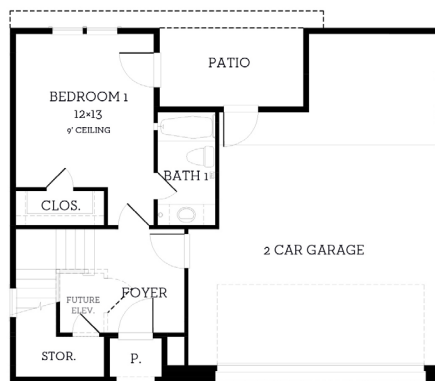
💰 \$650,000

🛏 3 Bedrooms

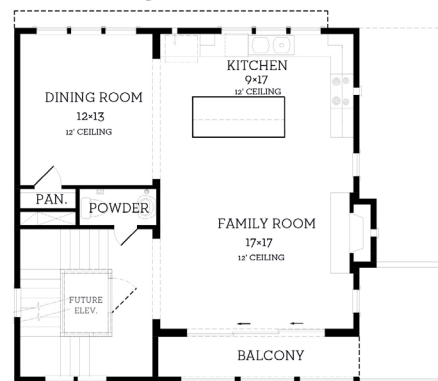
🚿 3.5 Bathrooms

📏 2,763 sqft

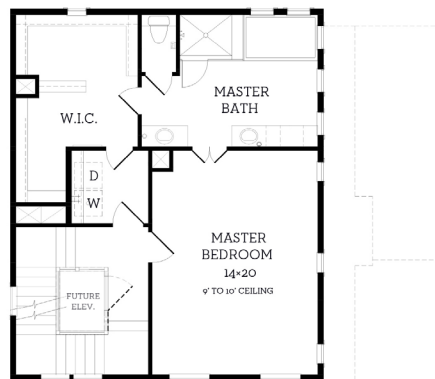
- Covered Rooftop Terraces with Downtown Views!
- Boutique style dream closet in Master Suite
- Cozy Fireplace and balcony in Living Room
- Elegant winding staircase throughout home



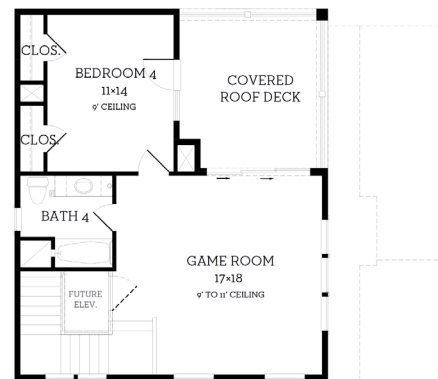
First Floor
463 sqft



Second Floor
835 sqft



Third Floor
861 sqft



Fourth Floor
604 sqft

All prices, features and plans are subject to change without notice. Square footage is approximate. 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



