



# Riddlewood

9639 Riddlewood Ln. Houston, TX 77025

Price range: \$319K- \$379K




- 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.
- Fenced in yards with paver patios
- Deep balconies on second floor
- 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

**Will Conrad**

*Sales Consultant*

 832-364-7575

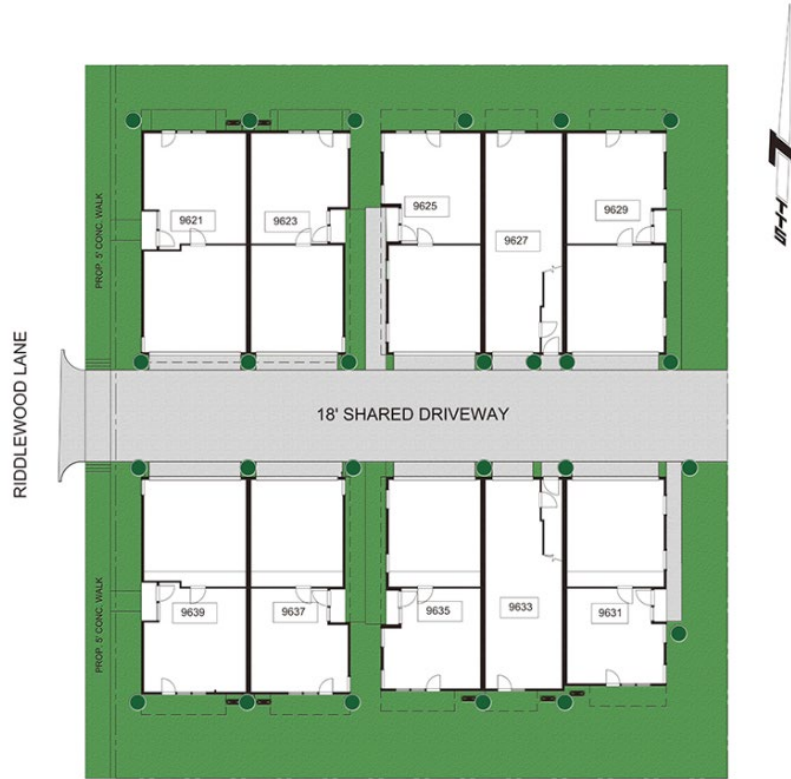
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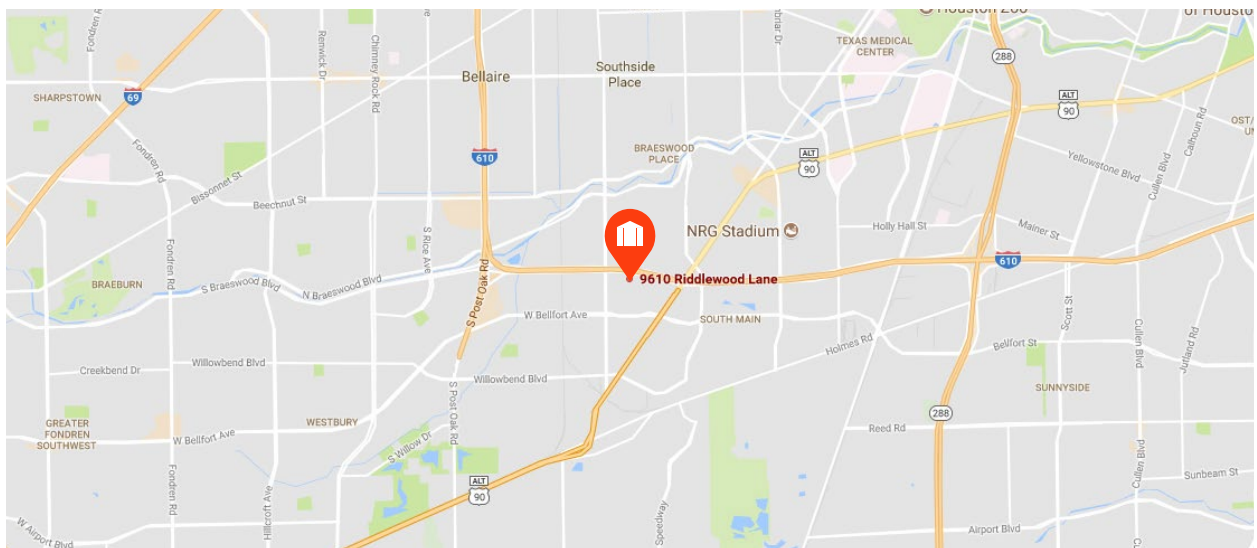
# Site Plan

ailable Homes



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' or 12' 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' 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

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## 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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