



University Grove

Central model/ office located at 1009 St. Charles
Price range: Starting at \$365,900



- Introducing East Downtown's newest community by InTownHomes!
- Close to the University of Houston
- Easy access to major freeways
- Not far to the "East Village", full of restaurants, lounges, coffee, comedy club and more!
- Baseball, basketball and soccer stadiums for enjoyment all close by!
- On the edge of Downtown with easy access to Medical Center, Montrose, Midtown, and the Galleria
- 2 and 3 bedroom townhomes in a gated community with great Brownstone brick architecture.

For More Information

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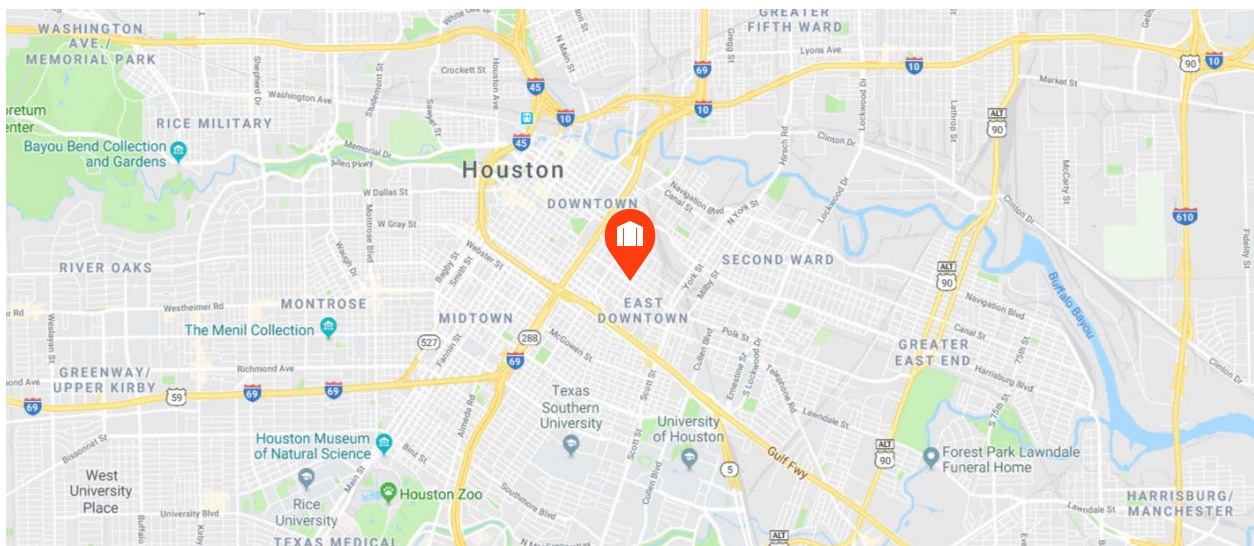
📷 instagram.com/intownliving

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 doors throughout home
- Full gutters around entire home
- Fabulous time worn feeling brick giving the old world appeal of old warehouses
- Nichiha fiber cement siding
- Nichiha stucco board
- 2-car garage with ample storage space
- Professionally designed landscape package
- Energy efficient, double pane windows with Low-E insulated glass, vinyl frames for energy efficiency
- Design driven coach lighting

Inspiring Interiors

- Tall windows for lots of light
- Wood, tile and carpet mixes for flooring
- Wrought iron spindles
- Furniture grade cabinets throughout the home
- Levers instead of door knobs on all doors
- Double ceiling molding in main living area
- Tall base molding 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
- 10' or 12' ceilings (per plan)
- Recessed can lights with LED bulbs
- Hansgrohe plumbing fixtures throughout home

Luxurious Master Suites

- **Natural Stone** tile floors and shower surrounds
- Six-foot garden tub (per plan)

- Oversized glass enclosed shower
- Large shower head along with hand held shower head
- Dual vanities
- Framed mirrors
- Oversized walk-in closets
- **Metal rods and pull down racks for additional clothing**

Gourmet Kitchens

- Spacious gourmet kitchens
- **Quartz** or **Granite** countertops
- 42-inch furniture grade cabinets with traditional, transitional and contemporary styles
- **Bosch Stainless** 36" cooktop with 5 burners
- **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
- 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 (Smart home features)
- RG6 digital coax cable for cable and internet
- CAT5 wiring for phone and home internet
- Pre-wire for surround sound in family room and game rooms

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
- Tankless 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 (per plan)
- Lennox Harmony III™ Zone System - independent zoning of each floor level for controlled comfort and efficiency (per plan)
- MERV 10 - high performance media air filter (per plan)
- 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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4063 Leeland

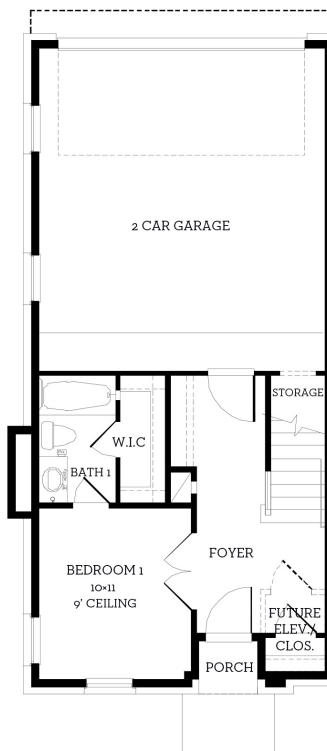
💰 \$374,900

🛏 3 Bedrooms

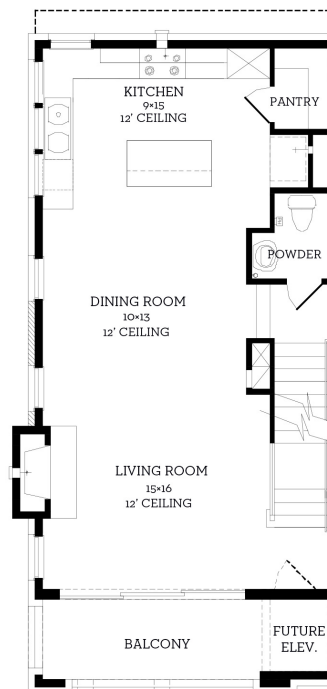
🚿 3.5 Bathrooms

📏 1,990 sqft

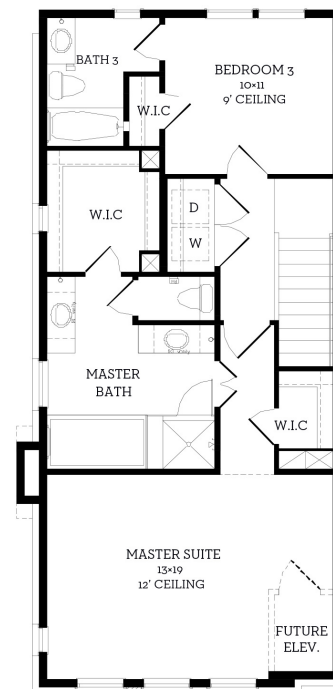
- Corner home with tons of light
- Large 2nd floor balcony
- 4 huge windows in the kitchen
- 10' retractable sliding glass doors in the living room
- Fireplace in the living room
- Elevator capable home



First Floor
413 sqft



Second Floor
738 sqft



Third Floor
839 sqft

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4059 Leeland

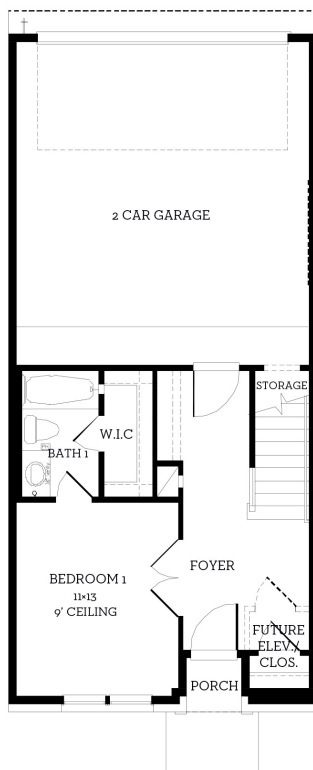
💰 \$365,900

🛏 3 Bedrooms

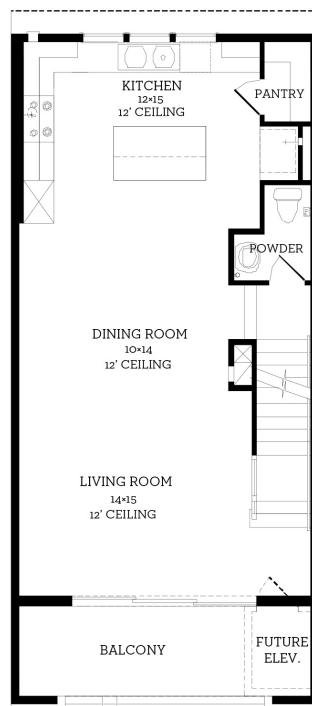
🚿 3.5 Bathrooms

📏 2,037 sqft

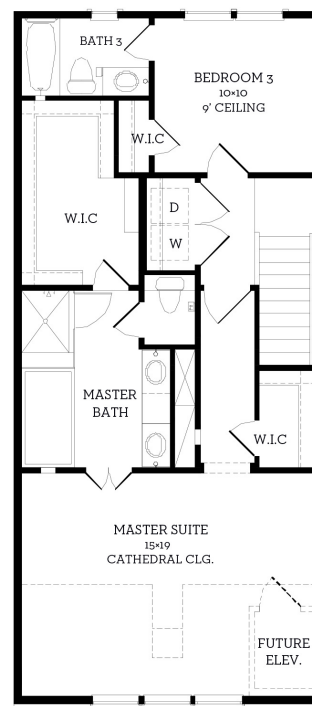
- Elevator capable home
- Huge 2nd floor balcony
- 10' retractable sliding glass doors bringing the outside in
- Master suite with Cathedral Ceiling
- Large closets in home and a mud room area



First Floor
434 sqft



Second Floor
743 sqft



Third Floor
860 sqft

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