



Hickory Street Row Houses

1607 & 1609 Hickory St.

Starting at: \$449,000

Price range: \$449K - \$479K



- Amazing Downtown views from the oversized roof deck on both units
- Large private backyard
- Blocks away from Downtown, Montrose, Midtown, and the Heights — plenty of shopping, dining, and entertainment options minutes away!
- Small built-in drybar in 1st floor bedrooms
- Zoned to Crockett Elementary, Hogg Middle School, and Heights High School
- In close proximity to Memorial Park, Allen Parkway Trails, and Discovery Green Park with many exercise and recreation options for family, friends, and pets
- Quick access to I-45, I-10 and I-59; all 3 Metro Rail lines are also within a short distance

For More Information

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 facebook.com/intownhomes

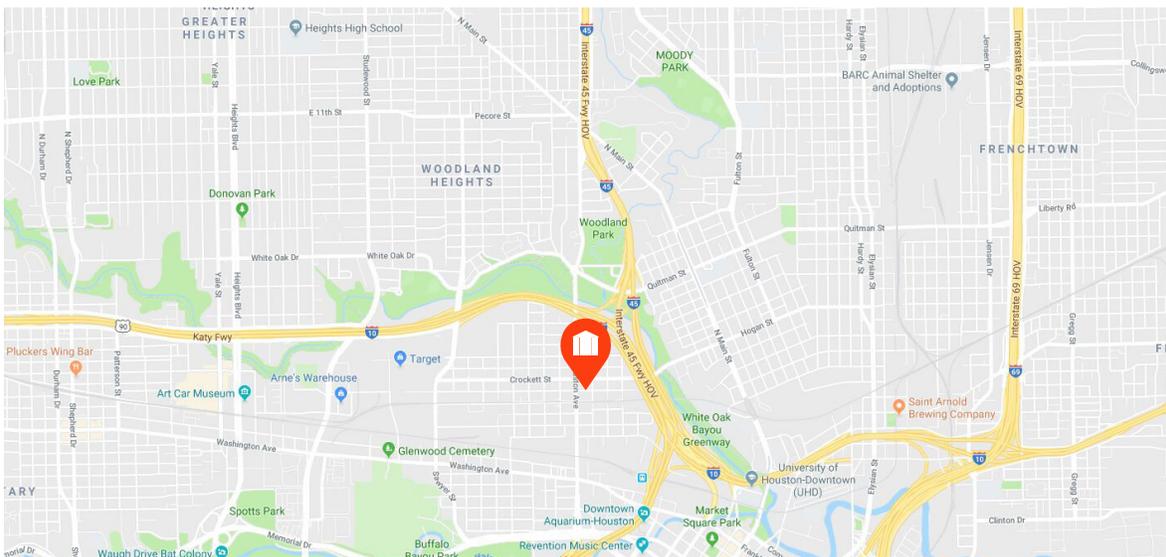
 instagram.com/intownliving

Site Plan



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

Location





Custom Features

Elegant Exteriors

- Inspiring custom and modern designs from InTown Homes architects
- Eight-foot mahogany entry door
- Full gutters around entire home
- Stucco board, Nichiha fiber cement siding and metal siding
- 2-car tandem garage with storage space
- Energy efficient, double pane windows with Low-E insulated glass
- Design driven contemporary lighting

Inspiring Interiors

- Wood, tile and carpet options for flooring
- Wrought iron rails
- 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 treads
- 9', 10' & 12' ceilings (per plan)
- Recessed can lights with LED bulbs

Luxurious Master Suites

- **Natural Stone** tile floors and shower surrounds
- LED mirrors
- Dual sinks
- Six-foot garden tub
- Spacious glass enclosed shower
- Shower head + hand held showerhead combo
- Oversized walk-in closets
- Metal rods and pull down racks for additional clothing
- Hansgrohe Plumbing Fixtures throughout

Gourmet Kitchens

- Spacious gourmet kitchens
- **Quartz** countertops
- 42-inch furniture grade cabinets with contemporary styles
- **Fisher Paykel Stainless** 36" cooktop with 5 burners
- **Fisher Paykel Stainless** single oven
- **Fisher Paykel Stainless** microwave
- **Fisher Paykel Stainless** fully integrated double drawer dishwasher
- **Fisher Paykel Stainless** vent hood
- Under mount sinks with garbage disposal
- **Natural Stone** backsplash
- 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-wired for surround sound in family room

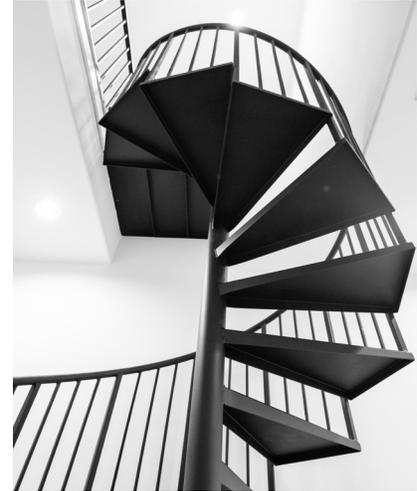
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— HOMES —



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** 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

Building Partners



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1609 Hickory Street

💰 \$449,900

🛏️ 3 Bedrooms

🚿 3.5 Bathrooms

🏠 2,220 sqft

- Large windows throughout for TONS of natural light
- Built-in drybar in 1st floor bedroom
- Huge walk-in master closet
- Sleek grey and white Quartz counters throughout
- Spacious back yard, large 2nd floor balcony and huge 4th floor deck with downtown views!



First Floor
395 sqft

Second Floor
808 sqft

Third Floor
981 sqft

Fourth Floor
36 sqft

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