

# LOU ELLEN HOMES

## Lou Ellen

2226A Lou Ellen Lane, Houston, TX 77018  
Starting at: \$475K



- Beautiful Urban Farmhouse community
- Spacious 3 story homes available
- Exquisite Master Suites with boutique-style dream closet
- Living Room with cozy fireplace \*per plan
- Close proximity to many restaurant and entertainment options in the surrounding Timbergrove and Shady Acres area
- Huge oversized balconies \*per plan
- Every room is punctuated with high-end finishes
- Gourmet Chef's Kitchen featuring commercial-style Bosch appliances and spacious prep-island

### For More Information

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Sales Consultant

**Greg Burton**  
Sales Consultant

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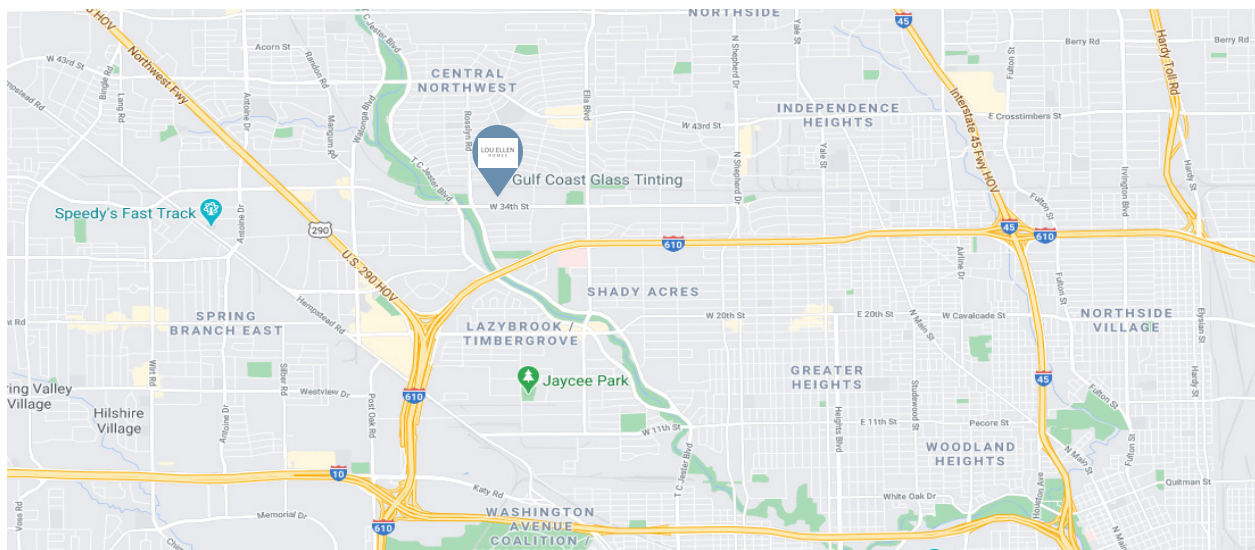
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# Site Plan



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

# Location



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## Custom Features

### Elegant Exteriors

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- 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 Balcony off the 2nd floor \*per plan
- 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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- Fireplace \*per plan
- 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
- Elegant stand-alone tub \*optional
- Elegant floor tiles and shower surround
- Single Crown molding in Master Bedroom

### Gourmet Kitchens

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- **Bosch** luxury appliances
- Double Stacked Cabinets with various glass fronts \*optional
- 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 pendant lights

### 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. All Rights Reserved. ©Lou Ellen Homes 2020



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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
- 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
- **Georgia Pacific ToughRock Mold-Guard Drywall** provides mold and moisture resistance in the home
- DOW WEATHERMATETM weather barrier system
- **Lennox** or **Trane** 16.00 SEER HVAC system with two-stage compressor (per plan)
- 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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# 2218B Lou Ellen Ln.

💰 \$479,900

🛏️ 3 Bedrooms

🚿 3.5 Bathrooms

🏠 2,261 sq.ft.

- Oversize garage with extra storage space
- Corner unit with tons of windows and natural light
- Enormous 2nd floor balcony off living area with 10-ft glass sliding tri-fold doors
- Backyard
- Open airy staircase
- Soaring 12-ft ceilings in living area



**First Floor**  
442 sq.ft.



**Second Floor**  
840 sq.ft.



**Third Floor**  
979 sq.ft.

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# 2218D Lou Ellen Ln.

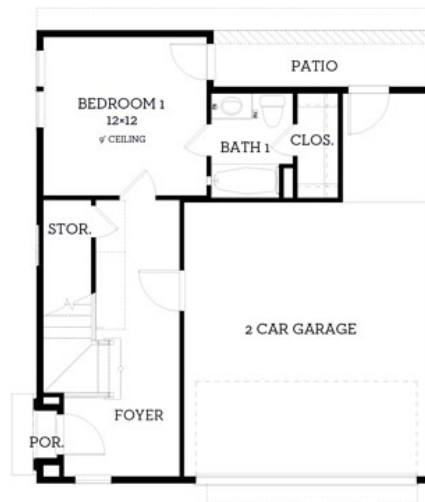
💰 \$500,000

🛏 3 Bedrooms

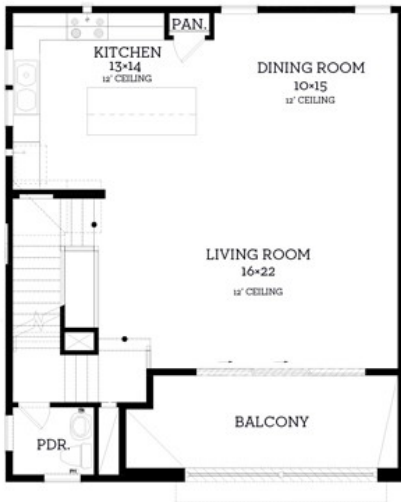
🚿 3.5 Bathrooms

🏠 2,318 sq.ft.

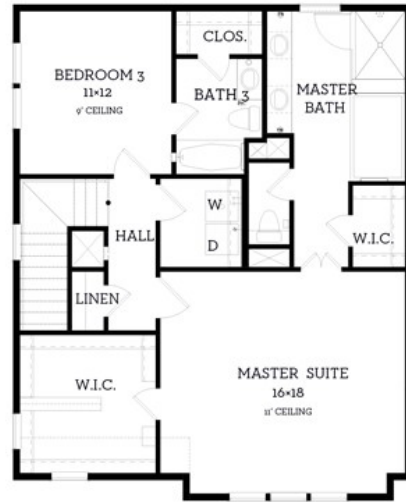
- Corner unit with tons of natural light Soaring 12-ft ceilings and tons of natural light
- Enormous 2nd floor balcony off living area with 10-ft glass sliding tri-fold doors
- Oversized garage with extra storage space
- Open airy staircase
- Soaring 12-ft ceilings in living area



**First Floor**  
464 sq.ft.



**Second Floor**  
859 sq.ft.



**Third Floor**  
995 sq.ft.

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# 2218A Lou Ellen Ln.

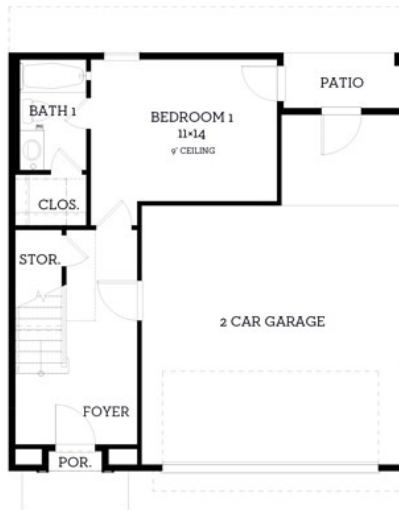
💰 \$509,900

🛏 3 Bedrooms

🚿 3.5 Bathrooms

🏠 2,325 sq.ft.

- Corner unit with tons of natural light Soaring 12-ft ceilings and tons of natural light
- Enormous 2nd floor balcony off living area with 10-ft glass sliding tri-fold doors
- Oversized garage with extra storage space
- Open airy staircase
- Soaring 12-ft ceilings in living area



**First Floor**  
421 sq.ft.



**Second Floor**  
875 sq.ft.



**Third Floor**  
1029 sq.ft.

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