

PARK PLACE AT WEST 24TH

Single Family Townhomes
with Yards

from
lower **\$400s**



Farb **FARB
HOMES**



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**JOHN
DAUGHERTY
REALTORS**
Established 1967

1217 C	Lot #1	SOLD	Bryant	Elev B
1217 B	Lot #2	SOLD	Bryant	Elev A
1217 A	Lot #3	SOLD	Bryant	Elev B
1215 B	Lot #4	3 Beds / 3.5 Baths / 2330 sF	Bryant	Elev A
1215 A	Lot #5	SOLD	Bryant	Elev B
1219 A	Lot #14	SOLD	Chelsea	Elev B
1219 B	Lot #15	SOLD	Chelsea	Elev A
1221 A	Lot #16	SOLD	Chelsea	Elev B
1221 B	Lot #17	3 Beds / 3.5 Baths / 2280 sF	Chelsea	Elev A

FEATURES

GENERAL DESCRIPTION

- Designed by award winning architects Sullivan, Steven, Henry, Oggero Associates
- Interior is approximately 2300+ sf per builder
- 3 Bedrooms/3.5 Baths
- 2-car garage with epoxy finish & keyless entry
- Single family town homes
- No HOA fees
- Restoration Hardware light fixture package throughout interiors
- Moen Plumbing fixtures
- Extensive millwork detail
- Solid white oak stained stair treads
- Yard space

FIRST FLOOR

- Divided light entry door
- Italian Carrara marble entry
- Double doors to downstairs bedroom/study with closet.
- Full bath with limestone counter
- French doors leading to the yard space (Bryant floor plan only)
- Travertine shower walls & bath floor

SECOND FLOOR

- Solid 2.25" white oak wood flooring throughout

Kitchen

- Italian Carrara marble countertops
- Beveled subway tile backsplash
- Kitchen island with extended countertop for comfortable seating and entertaining
- Stainless Steel gas range, dishwasher & microwave
- Floating stainless vent hood
- Dry bar with wine cooler (Bryant floor plan only)
- Cabinets featuring soft close drawers, doors and under cabinet lighting

Living/Dining Room

- Open concept features triple French doors with transoms leading to the balcony
- Pre-wired for 5.1 surround sound theater system
- Powder room with pedestal sink and Moen fixture
- Beveled top subway tile surround
- Carrara hexagon tile mosaic flooring

THIRD FLOOR

Master Suite

- Designer grade carpet
- Operable French door (Lots 6 & 8)
- Large walk in closets with built in storage chests and seasonal pull downs
- Master bath with dual vanities, large beveled edge subway tile shower featuring an oversized shower head and frameless glass enclosure, and 6' whirlpool tub

Guest Bedroom

- Spacious closet
- Full sized bathroom features Crema Marfil Marble counters and Moen plumbing fixtures

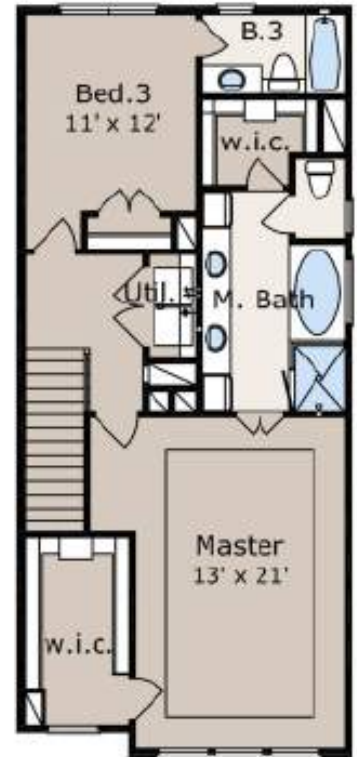
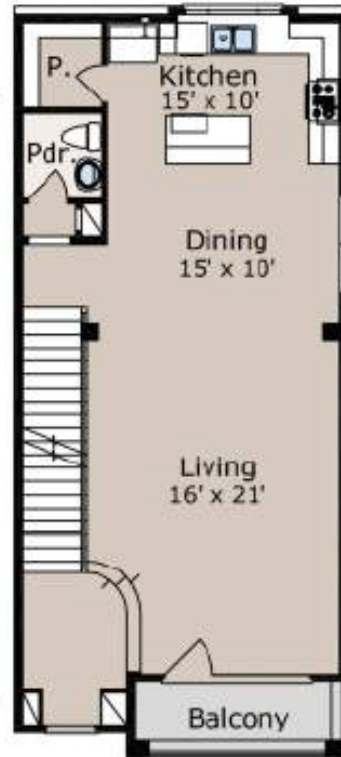
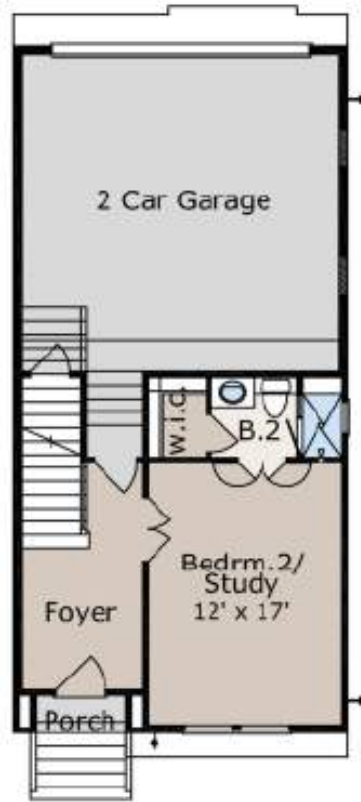
BUILDING SPECIFICATIONS

- Dual paned insulated glass windows
- Structural engineered foundation constructed on a compact select fill pad
- Lennox HVAC 3 zone 14 seer high efficiency A/C and low cost gas heating 5 ton system
- R-19 insulation in exterior walls and R-30 insulation in attic
- Seamless rain gutters
- 10', 11', 10' ceiling heights
- 2x6 wall construction which provides extra insulation and lowers power bills
- 50 gallon gas water heater
- ACES Warranty included. 1 year on all mechanical systems; 10 year on structure

EXTERIOR

- All homes are fully enclosed with ornamental iron fencing and have landscaped private yards
- Conventional three coat stucco system

CHELSEA

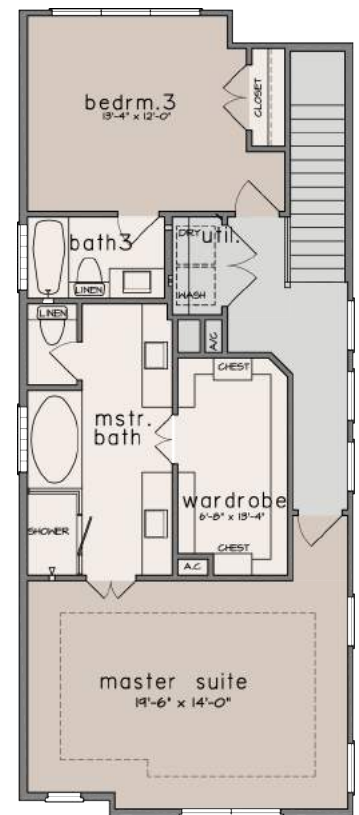
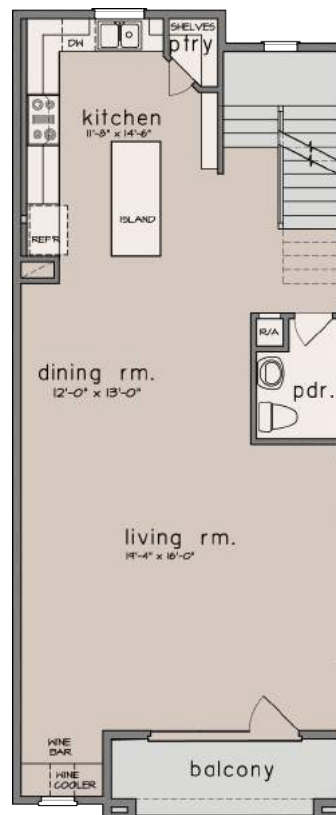
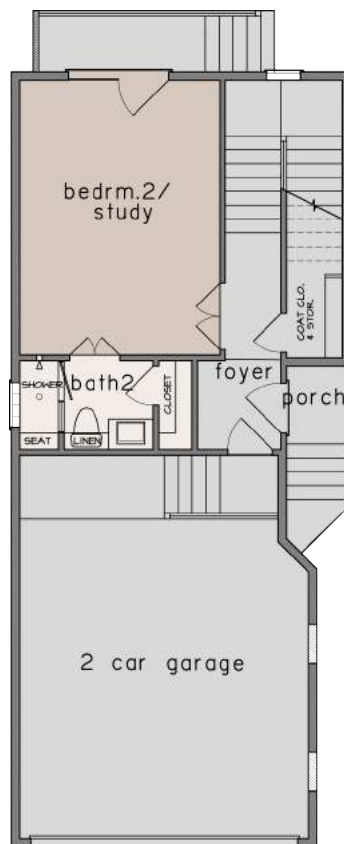


First Floor

Second Floor

Third Floor

BRYANT

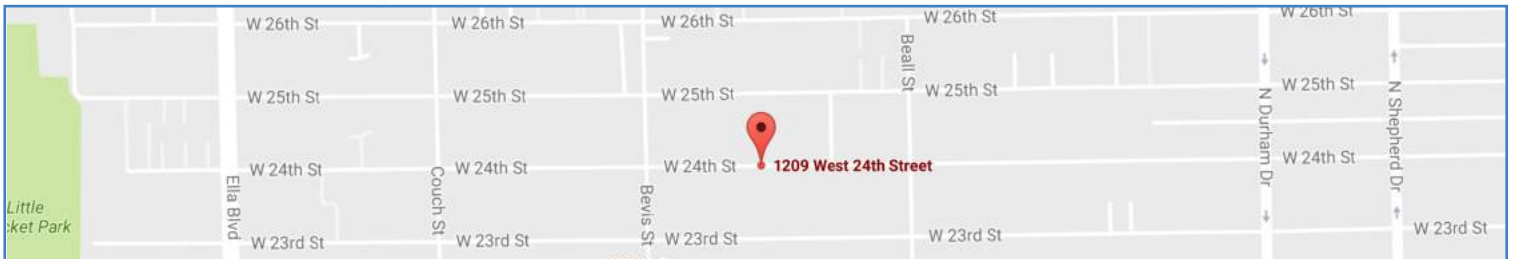




SHADY ACRES

Dating back to the late 1800s, this section of historic neighborhoods sits just northwest of Downtown Houston. Today it is sought after for its homeyness -- quaint boutiques, mom-and-pop type businesses, thrift stores, antique shops, unique restaurants, character-laden architecture, and a certain familiarity and comfort found nowhere else in the city.

This is the Shady Acres!



Bryant — Lot 1 SOLD! 3 Bed 3.5 Ba 2330 sf
Bryant — Lot 2 SOLD! 3 Bed 3.5 Ba 2330 sf
Bryant — Lot 3 SOLD! 3 Bed 3.5 Ba 2330 sf
Bryant — Lot 4 \$439,700 3 Bed 3.5Ba 2330 sf
Bryant — Lot 5 SOLD! 3 Bed 3.5Ba 2330 sf

Chelsea — Lot 14 SOLD! 3 Bed 3.5 Ba 2280 sf
Chelsea — Lot 15 SOLD! 3 Bed 3.5 Ba 2280 sf
Chelsea — Lot 16 SOLD! 3 Bed 3.5 Ba 2280 sf
Chelsea — Lot 17 \$452,700 3 Bed 3.5 Ba 2280 sf

THE DEVELOPER

Farb Homes has built a solid reputation building quality homes that satisfy their client's individual tastes. Farb Homes current developments include numerous projects in the Montrose, Rice Military and greater Heights areas. These homes feature open floor plans, scenic terraces and large walk-in closets. There are no maintenance fees associated with these homes.



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