



## Build on Your Lot -

## Houston

### Build On Your Lot - Legacy Collection

From the \$380's  
Houston, TX 77024  
Phone: (713)692-6953

#### Sales office hours:

Please call to schedule an appointment.



Natalie Glass



Keri Claybourn



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### Driving Directions

### Community Details

Presenting a new standard for Build on Your Lot - Available in exclusive areas throughout Houston and surrounding areas. The Legacy Collection by Carmel Builders offers stunning home designs highlighted with sophisticated interior and exterior finishes. Enjoy Peace of Mind knowing Carmel Builders is committed to understanding, envisioning and BUILDING YOUR DREAM.

### Community Plans

These are the floor plans that we build in this community.

#### Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
6501 / Design 6501	3275	2.0	4	D	3/1	2.0	\$381,000
7299 / Design 7299	3133	1.0	4	D	3/1	3.0	\$388,000
8261 / Design 8261	3200	1.0	4	D	3/0	3.0	\$399,000
6830 / Design 6830	3488	2.0	4	D	3/1	3.0	\$400,000
6859 / Design 6859	3273	1.0	4	D	3/1	3.0	\$400,000
7293 / Design 7293	3450	1.0	4	D	3/1	3.0	\$404,000
7300 / Design 7300	3857	2.0	4	D	3/1	3.0	\$425,000
6855 / Design 6855	3545	2.0	4	D	4/1	4.0	\$435,000
7301 / Design 7301	3813	2.0	4	D	4/2	3.0	\$440,000
8269 / Design 8269	3708	1.0	4	D	3/1	3.0	\$443,000
7275 / Design 7275	3727	2.0	4	D	3/1	3.0	\$452,000
7288 / Design 7288	4036	2.0	4	D	4/1	4.0	\$465,000
7294 / Design 7294	4005	2.0	4	D	3/1	3.0	\$465,000
7755 / Design 7755	4460	2.0	4	D	3/1	3.0	\$465,000
8316 /	4059	1.0	4	D	3/1	3.0	\$465,000
8308 / Design 8308	4532	1.0	4	D	3/2	3.0	\$470,000
7297 / Design 7297	4608	2.0	5	D	4/1	3.0	\$472,000
7786 / Design 7786	4028	2.0	4	D	3/1	3.0	\$480,000
7501 / Design 7501	4239	2.0	4	D	3/1	2.0	\$490,000
8262 / Design 8262	4392	2.0	4	D	3/1	3.0	\$490,000
8310 /	4863	2.0	5	D	4/1	3.0	\$493,000
8260 / Design 8260	4319	2.0	5	D	4/1	3.0	\$497,000
8264 / Design 8264	4787	2.0	5	D	4/0	3.0	\$527,000



#### Disclaimers, Terms and Conditions of Use.

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# Features - Standard Features

## Homesite

- We conduct independent soils test and analysis on every homesite
- Individually, engineered post-tension foundation with 30" beams designed for your homesite
- We secure initial permits as required by the City or County (Standard building permits)
- Coordination of Architectural Approval Package with local entities (Any plan review fees charged to buyer)
- Installation of water and gas underground from the meter to the home
- Installation of electrical wiring underground from the source to the home
- Up to 2000 square feet of 4" thick concrete for use in driveways and walkways
- Homesite clearing and house demolition is available, but not included in base price
- Full homesite grading on standard-sized homesites
- Full sod and irrigation on standard-sized homesites
- All utilities paid while home is under construction

## Ideal Kitchens

- Custom quality cabinetry in choice of Knotty Alder, Maple or Rustic Hickory maximizes use of space with adjustable shelves on upper cabinets
- Optional brick or stone cooking alcove (some plans)
- Durable 10" deep stainless steel sink with garbage disposal
- Granite countertops, available in a variety of colors, offer a solid and durable surface
- Vegetable sink in island workspace (per plan)
- Attractive ceramic tile backsplash set on diagonal adds beauty to function
- Beautiful ceramic tile flooring in kitchen and breakfast area offers durability and low maintenance for quick clean-ups
- A convenient spice rack in the pantry adds function and storage
- Easy-close mechanism on cabinet drawers and doors for silent closing
- Choice of cabinet door and drawer hardware
- Under cabinet lighting adds function
- Decorative pendant light fixtures above the

kitchen island add beauty to function (Per Plan)

- A drinking water purification system at the kitchen sink and water line to the refrigerator reduces chlorine and sediments and improves the overall taste, clarity and water quality
- Island work centers on many plans
- Sub Zero and Wolf brand stainless steel appliances with professional grade range, built in microwave, built in refrigerator, and built in Asko Pro dishwasher
- Vent hood with multiple speeds vented outside the home
- Waterhill faucet with pullout vegetable sprayer in choice of colors

## Dramatic Interiors

- Attractive, 2" window blinds are included on select windows for added privacy
- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Elegant crown moulding in all bedrooms
- Elegant two-step crown moulding in selected areas lends a classic look to the interior
- Fluted and crowned custom wood casing on front entry door (per plan)
- Attractive wood burning fireplace with decorative mantel and gas log lighter (per plan)
- Handsome cast stone fireplace surround and mantle
- Elegant hardwood flooring throughout the main living area
- Choice of designer accent paint in kitchen, breakfast area, master bath and powder room
- Environmentally friendly interior paint with contrasting wall, ceiling and trim color in a variety of choices
- Convenient laundry area with cabinet, shelf and rod
- Custom built-in cabinetry in family room (per plan)
- Wine room with wine rack, base cabinets with granite countertop, and wrought iron gate (some plans)
- Oversized baseboards throughout first floor
- Custom designer lighting package
- Recessed can lighting (per plan)
- Wide Décor rocker light switches

- Choice of door hardware in variety of finishes and styles
- Eight foot interior doors on first floor (per plan)
- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Ten-foot ceiling heights in many areas add spaciousness (per plan)
- Choice of plush carpet with a quality half inch pad
- Elegant stairways with oversized stained handrail and wrought iron balusters

## Luxurious Baths

- Luxurious garden tub with soothing hydro jets in master bath for ultimate relaxation
- Ceramic tile mudset showers (per plan)
- Frameless glass-enclosed shower at master bath
- Oversized glass enclosed shower with ceramic tile surround in the master bath
- Elongated commode in all baths
- Rain glass at master bath window
- Granite or travertine vanity tops with undermount bowls in master bath and secondary baths offer a durable, seamless appearance
- His & Hers Hi-Hi vanities in master bath (per plan)
- Ceramic tile flooring in master and secondary baths
- Ceramic tile shower surrounds in secondary baths
- Ceramic tile surrounds in master bath
- Hardibacker® ceramic tile backing for added strength, durability and moisture protection (designated areas)
- Custom closet system designed to maximize space and storage with flexibility
- A/C vent(s) in master walk-in closet(s)
- Fluorescent lighting in master closet(s)
- Magazine rack in master water closet
- Raised ceilings in master closets with seasonal storage (per plan)
- Framed mirrors in master, powder and secondary baths create a designer touch
- Choice of Moen® plumbing fixtures for a personal touch

## Classic Exteriors

- Elegant 8' Knotty Alder front door with



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- glass inserts
- Brick on four sides (designated areas)
- Brick paved front porches (per plan)
- Optional stone or stucco accented elevations (per plan)
- Seamless gutters on all four sides of home (in designated areas)
- High definition architectural shingles with a limited lifetime warranty - nailed not stapled
- Choice of award winning exterior elevations including optional front porches
- Garage door openers with two transmitters
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque
- Attractive slate flooring on balconies and patios
- Choice of exterior trim color(s) from color palette

### Comfort & Energy Saving Features

- Anti-scald valves to prevent accidental burning in showers and tubs
- FlowGuard Gold® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- High efficiency energy saving gas water heater(s)
- Classic vinyl-clad wood windows offer a timeless look and low-e efficiency glass
- 16 SEER high efficiency air conditioning system(s)
- 95% efficient furnaces with variable speed motors that help with humidity control
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Additional A/C return in master bedroom for better comfort
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- Soffit vents, ridge vent and/or air hawk ventilation system
- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- High performance media air filter cleans air more efficiently than standard fiber filters
- Programmable comfort center thermostat

- with humidistat control maximizes home comfort year round
- R-22 insulation in non-flat ceiling areas
- R-38 insulation in air conditioned flat ceilings
- Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Air tight polysealant around windows and doors
- Homes built to meet stringent Environments for Living™ Platinum Level energy efficiency program
- Homes Engineered, Inspected, and Certified by a third party in accordance with the high wind provisions of the 2006 International Residential Code
- Standard connections for both gas and electric clothes dryer
- We performance test every home for air leakage
- R-15 insulation in exterior air conditioned walls

### Extra Touches

- Certified, 1 1/8" engineered wood subfloor with advanced panel construction for strength and durability offers a 50-year transferable warranty
- All bedrooms and game room blocked and wired for ceiling fans
- Fully installed alarm system with optional monitoring for peace of mind including two keypads
- Home office connection (two phone lines, one data and one coaxial) in data area/study simplifies home networking abilities
- Prewired for speakers and volume controls in master bedroom, formal dining room, game room and back patio (per plan)
- Prewired for surround sound in media room for easy home theater installation
- Prewired for surround sound in the family room for easy home theater installation
- State-of-the-art CAT5 advanced wiring for communications and home entertainment on all phone lines
- State-of-the-art RG 6 Digital ready coaxial cable quad shield for satellite dish and high speed Internet access
- Family room and first floor bedrooms pre-wired for glass break detector

- Prewired for phone in kitchen, family room, and master bedroom
- Prewired for cable TV in kitchen, family room and all bedrooms
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- Exhaust fan in all baths
- Exhaust fan and air-conditioning duct in walk-in utility room
- Breaker box in garage
- Fluorescent light in garage
- Engineered, certified and individually inspected foundations
- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by building codes, deed restrictions, your budget and your imagination
- On site custom framing
- Optional bonus spaces available on many plans
- Our homes are engineered, inspected and certified to meet the minimum wind speed requirements of the International Residential Code. The use of special clips, straps and anchors in the construction of our homes creates added peace of mind and protection for you and your family living on the Gulf Coast
- Personal interview with a Professional Decorator Consultant at the Design Center
- Protect your home against pests with a pest control system that applies materials directly into the walls and minimizes exposure to your family, pets and interior surfaces
- We are so confident in the quality of our homes, we offer a 2-year warranty on materials and workmanship and a 10-year structural warranty providing you with the added assurance and peace of mind that your new home will deliver the value and enjoyment you deserve



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