

PINEMONT HEIGHTS

STARTING IN THE LOW \$400s
3 BEDROOMS | 2.5 BATHROOMS | 1,687-1,703 SQFT



MARKETED BY

CitiQuest
PROPERTIES

BUILT BY

FARB
HOMES



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INFORMATION



FEATURES & SPECIFICATIONS

GENERAL DESCRIPTION

- Interior is approximately 1,687-1,703 sf per builder
- Front-end loading capability
- 3 Bedrooms/2.5 Baths
- Side-by-side 2-car garage
- Single family town homes
- Upgraded light fixture package throughout interiors
- **Moen** Plumbing fixtures
- Extensive millwork detail
- Yard space*
- Fully Enclosed Gated Community

BUILDING SPECIFICATIONS

- Dual paned insulated glass windows
- Structural engineered foundation constructed on a compact select fill pad
- Lennox HVAC 2 zone 14 seer high efficiency A/C
- **R-19 insulation** in exterior walls and **R-30 attic insulation**
- Seamless rain gutters
- 10', 11', 12' 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 mechanic
- Epoxy garage floor

SLEEP

- Divided light entry door
- Full bath with limestone counter
- Divided light door to the yard space
- Travertine shower walls & bath floor
- Two guest bedrooms with closets

LIVE

- Laminate wood flooring

KITCHEN

- Quartz countertops
- Designer backsplash
- Kitchen island with extended countertop for comfortable seating and entertaining
- Stainless Steel gas range, dishwasher & microwave
- Cabinets featuring soft close drawers

LIVING/DINING ROOM

- Divided light door leading to the balcony
- Powder room with pedestal sink and Moen fixture
- Hexagon tile mosaic flooring

PRIMARY SUITE

- Large **walk in closets with built-ins & storage**
- Primary bath with dual vanities large beveled edge subway tile shower featuring an oversized shower head and frameless glass enclosure, and 5' soaking tub per plan




EXTERIOR

- All homes are fully enclosed with perimeter fencing and include yards
- **HardiePlank®** lap siding system

GUEST BEDROOM

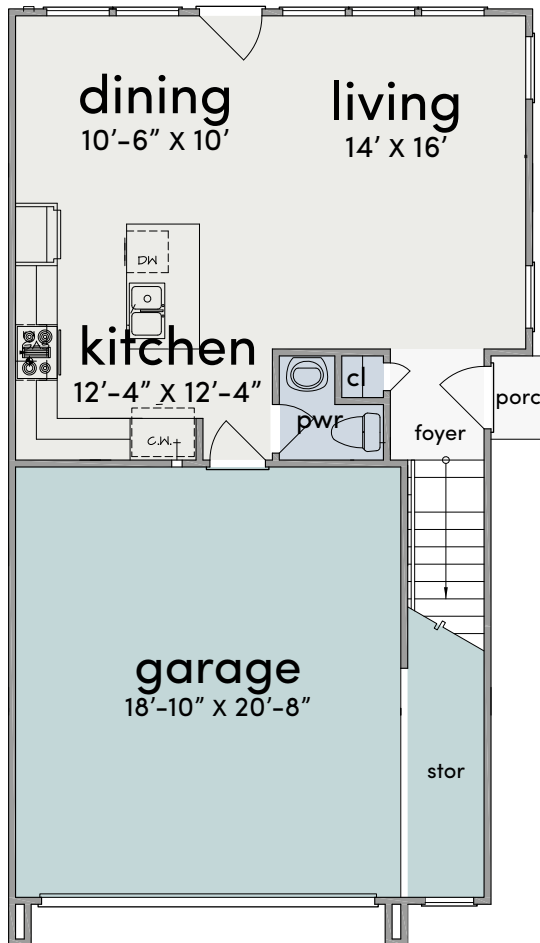
- Spacious closet
- Full sized bathroom features and **Moen** plumbing fixtures

Sage

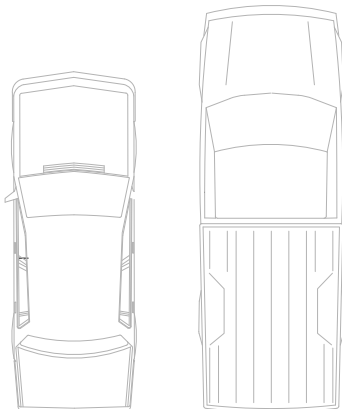
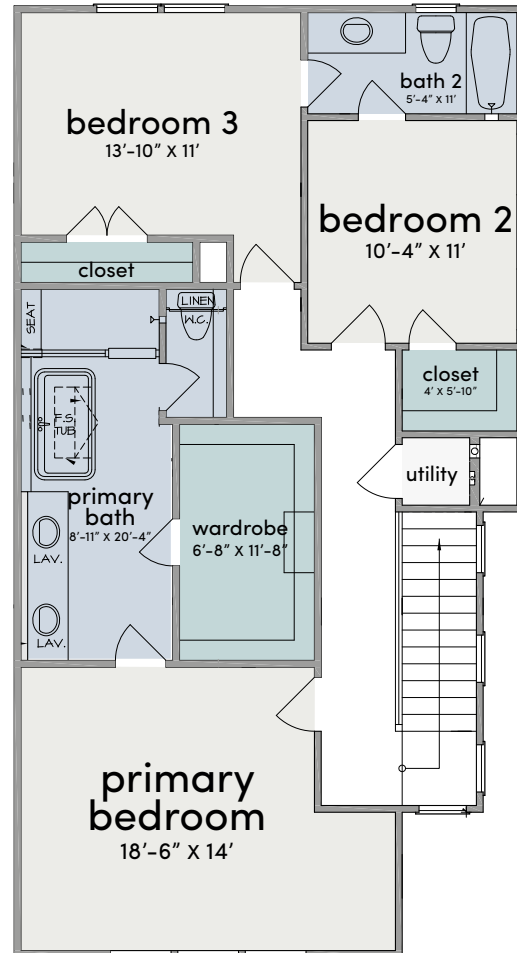
-  3 Bedrooms
-  2.5 Bathrooms
-  1,687 sqft

- Fully enclosed gated community private fenced yards
- Soft close cabinet drawers
- Low HOA fees
- Full-size washer and dryer connection 2-story home
- 10', 11', 12' Ceiling heights

FIRST FLOOR




SECOND FLOOR



Thyme

 3 Bedrooms

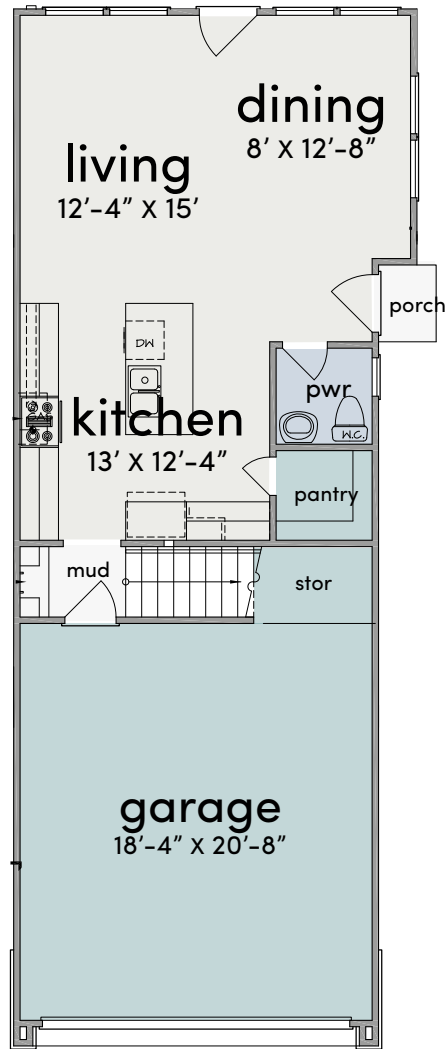
 2.5 Bathrooms

 1,703 sqft

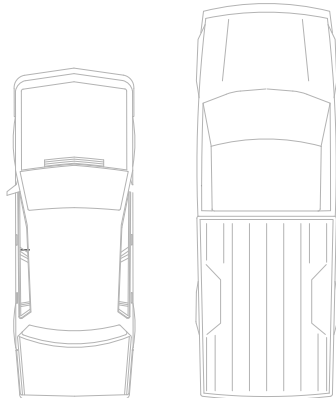
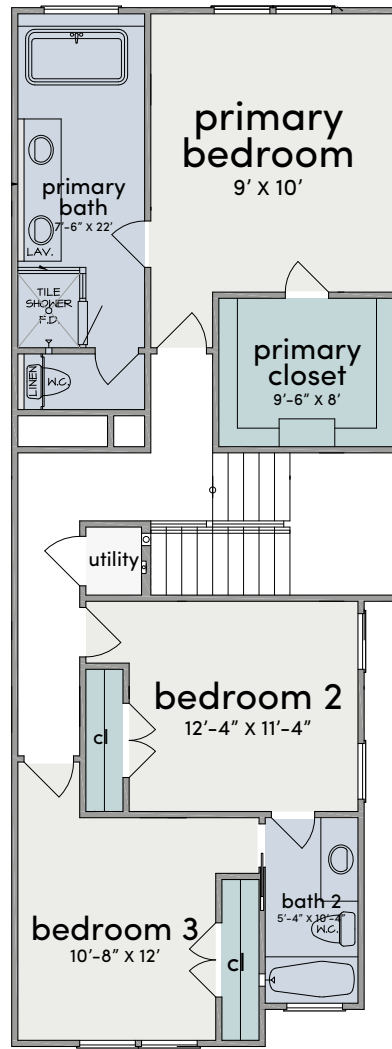
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SECOND FLOOR

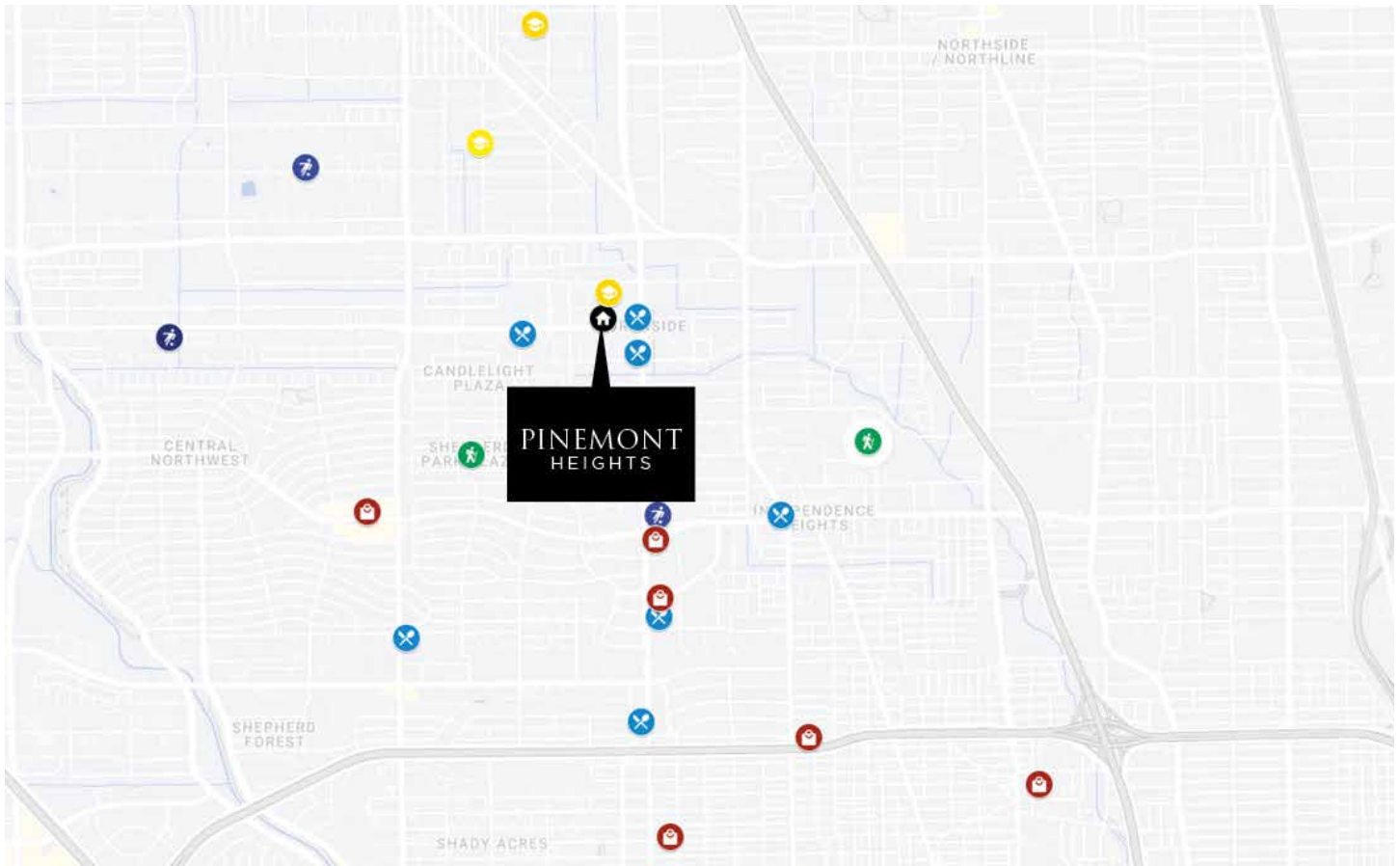




A FEW NEARBY FAVORITES

Pinemont Heights is centrally located near the best of Shepherd Park Plaza as well as neighboring Historic Heights, Garden Oaks & Oak Forest. Acclaimed schools and parks are within close reach, as are endless entertainment, shopping & lifestyle centers including ReVive developments. An eclectic

mix of nearby restaurants, Bars and cafes, including new arrivals and classic neighborhood favorites are a walk or short drive away. Extremely commuter friendly, Pinemont Heights offers convenient access to the 610 Loop, 1-45 & 1-10 freeways.



FOOD AND DRINK

- Astral Brewing
- Barbecue Inn
- Miller's Cafe
- Esther's Cajun Café & Soul Food
- Ploughman's Deli & Café
- Church's Texas Chicken
- Gatlin's BBQ
- Starbucks



PARKS

- Shepherd Park
- Kerr Park



ENTERTAINMENT

- LA Fitness
- Gooool Soccer Fields
- Texans Indoor Soccer



RETAIL & SHOPPING

- H-E-B Heights
- The Houston Farmers Market
- Houston Dairymaids
- CVS
- Whole Foods 365
- ALDI
- Kroger



SCHOOL

- M.C. Williams Middle School
- St. Pius X High School
- Mabel B. Wesley Elementary

SITEPLAN AND AVAILABILITY



Address	Floor Plan	Sqft	Beds	Baths	Price
5218 Amber Sunrise Dr.	Thyme	1,703	3	2.5	\$429,900
5219 Amber Sunrise Dr.	Thyme	1,703	3	2.5	\$429,900
5220 Amber Sunrise Dr.	Thyme	1,703	3	2.5	\$429,900
5221 Amber Sunrise Dr.	Thyme	1,703	3	2.5	\$429,900
5222 Amber Sunrise Dr.	Thyme	1,703	3	2.5	\$429,900
5223 Amber Sunrise Dr.	Thyme	1,703	3	2.5	\$429,900
814 Glowing Dawn Dr.	Sage	1,687	3	2.5	\$425,700
812 Glowing Dawn Dr.	Sage	1,687	3	2.5	\$425,700
810 Glowing Dawn Dr.	Sage	1,687	3	2.5	\$425,700
808 Glowing Dawn Dr.	Sage	1,687	3	2.5	\$425,700
806 Glowing Dawn Dr.	Sage	1,687	3	2.5	\$425,700
804 Glowing Dawn Dr.	Sage	1,687	3	2.5	\$425,700
802 Glowing Dawn Dr.	Sage	1,687	3	2.5	\$425,700

SCAN FOR MORE INFORMATION



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