

## Robita Commons

1 Robita St, 77019

Price range: \$579,900 - \$649,900



- Intimate gated community of 12 luxury homes all with installed elevators
- Walk to Buffalo Bayou trails, pathways, and parks less than 3/10 mi away
- 10 reserved guest parking spaces convenient for visitors
- Just minutes to Downtown for a short bike ride to work
- Walk to the acclaimed Carnegie Vanguard High School
- Next door to the iconic Federal Reserve Bank Building designed by Michael Graves
- Walk to nearby shopping and fine dining
- Roof top terrace and game rooms in all homes
- All homes include installed elevators

### For More Information

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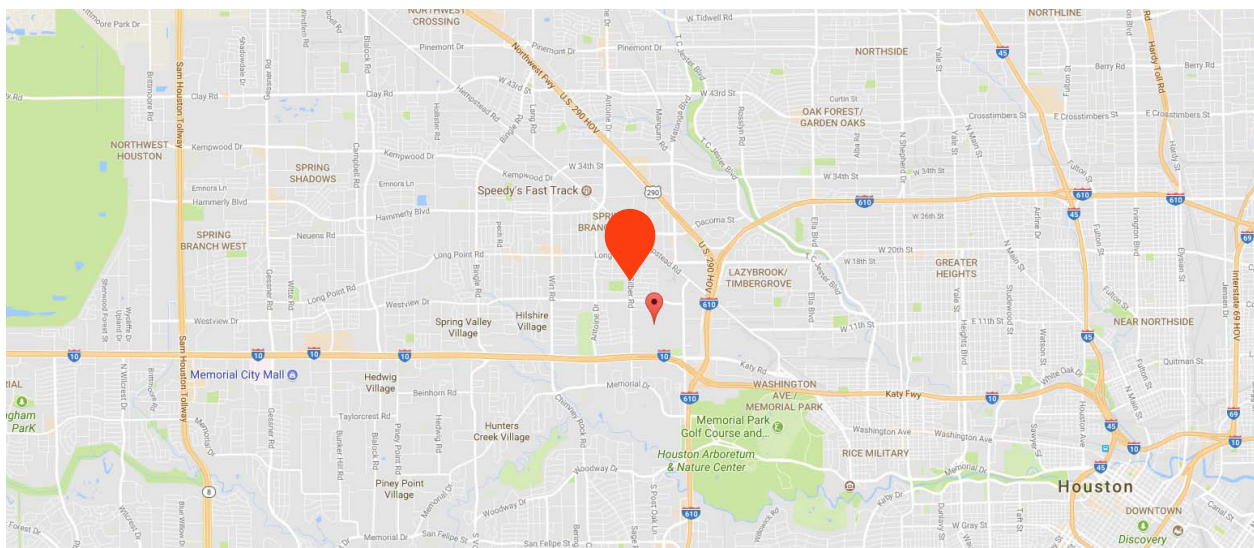
 [instagram.com/lovettliving](https://www.instagram.com/lovettliving)

# Site Plan



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

# Location



# LOVETT

H O M E S

## Custom Features

### Elegant Exteriors

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- Custom designs from Lovett 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
- Professionally designed landscape package
- Tile roofs
- Energy efficient, double pane windows with Low-E insulated glass
- Elegant exterior coach lighting

### Inspiring Interiors

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- Wood flooring throughout, no carpet
- Wrought iron spindles
- Double ceiling molding in main living area
- Five inch base molding throughout home
- Eight-foot raised panel interior doors
- Private residential elevator in each home
- Elegant stairways with hardwood treads
- Rounded sheetrock corners
- 10' or 12' ceilings (per plan)

### Luxurious Master Suites

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- Single ceiling molding in master bedroom
- Natural Stone tile floors and shower surrounds
- Six-foot garden tub or free standing tub per plan
- Oversized glass enclosed shower
- Dual vanities
- Framed mirrors
- Oversized walk-in closets

### Gourmet Kitchens

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- Spacious gourmet kitchens
- Granite, marble, or quartz countertops
- 42-inch flat panel cabinets with decorative molding
- **Miele** kitchen appliance package includes gas cooktop, vent hood, dishwasher, speed oven, & convection oven
- Under mount sinks with garbage disposal
- Natural Stone backsplash
- **Insinkerator** 1/3 horsepower disposal
- Ice maker connection for refrigerator
- Recessed can lights with LED bulbs
- Under cabinet lighting

### 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 of 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. Rev. 08-26-10 All Rights Reserved. ©InTown Homes 2017





# LOVETT

H O M E S



## Eco-Hip™ for Sustainable Green Living

- Lovett 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
- **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
- Lennox Harmony III™ Zone System - 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 windows
- **Energy Star®** appliances
- Duct blaster and blower door testing
- Low VOC paint

## Building Partners



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# 1 Robita St.

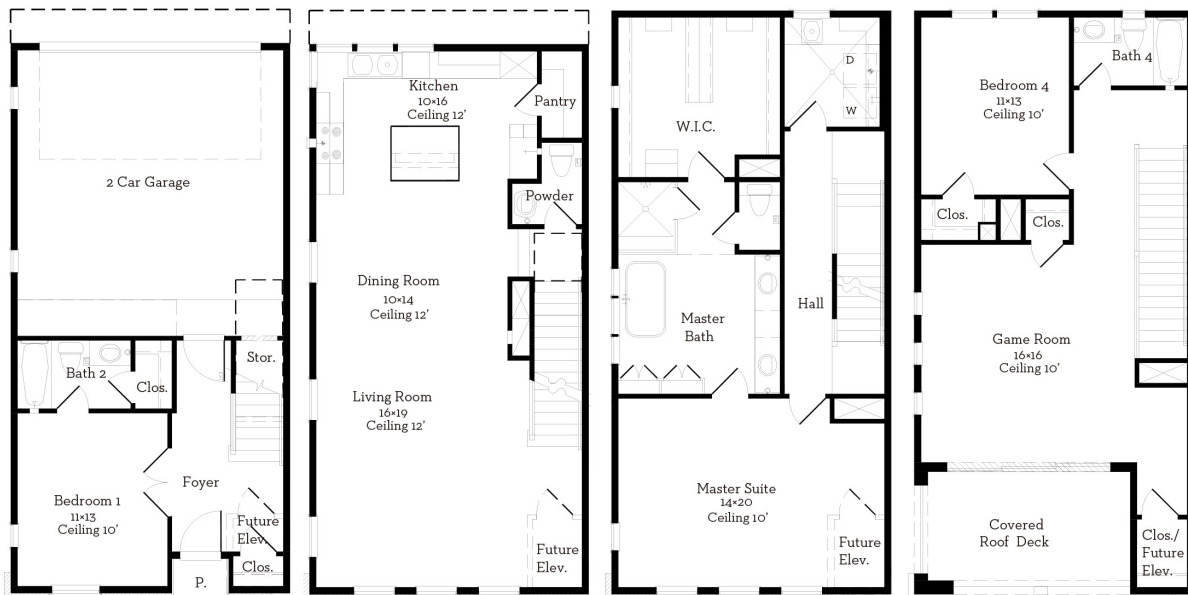
💰 \$579,900

🛏 3 Bedrooms

🚿 3.5 Bathrooms

📏 2,790 sqft

- Installed elevator to all 4 levels
- 4th floor gameroom opens to a fabulous roof top terrace with city views
- Wood flooring throughout, no carpet



**First Floor**  
385 sqft

**Second Floor**  
839 sqft

**Third Floor**  
890 sqft

**Fourth Floor**  
676 sqft

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# 17 Robita St.

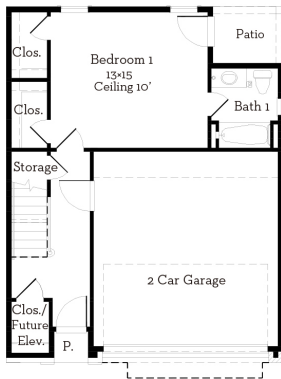
💰 \$599,900

🛏 3 Bedrooms

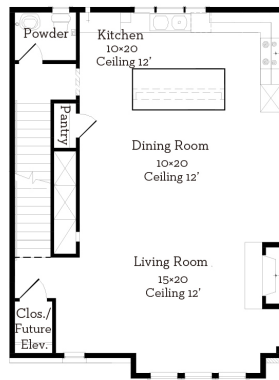
🚿 3.5 Bathrooms

🏠 3,158 sqft

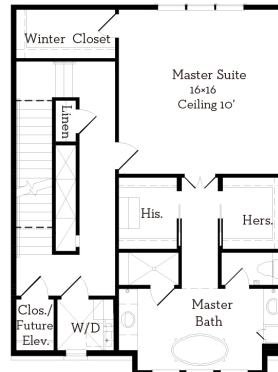
- Miele German appliance package
- Double stacked kitchen cabinets with soft close drawers
- Installed elevator to all 4 levels
- Wood flooring throughout, no carpet



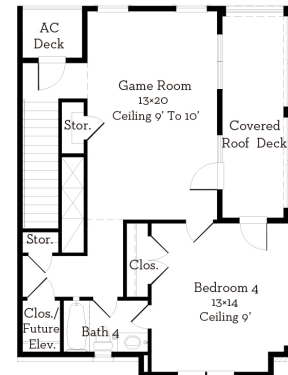
**First Floor**  
509 sqft



**Second Floor**  
959 sqft



**Third Floor**  
959 sqft



**Fourth Floor**  
731 sqft

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