

## Capitol Oaks Lovett

2715 Rusk (last home available)

Price range: \$590,000 - \$675,000



- 1st place award winning community for "Development of Distinction"
- 2 Metro light rail lines with access to the 3rd line with 1 transfer Downtown
- Discovery Green Park just blocks away along with "Green Street" shopping and entertainment
- Bike/ Walking trail next to the community
- Walk just blocks to the new "East Village", full of restaurants, lounges, coffee, comedy club and more!
- Baseball, basketball, and soccer stadiums for enjoyment all blocks away
- On the edge of Downtown with easy access to Medical Center, Montrose, Midtown and the Galleria
- Capitol Oaks is composed of townhomes with different themes, courtyards and the true comfort of a small village (almost 200 townhomes in Capitol Oaks and 2 more phases coming soon!)

### For More Information

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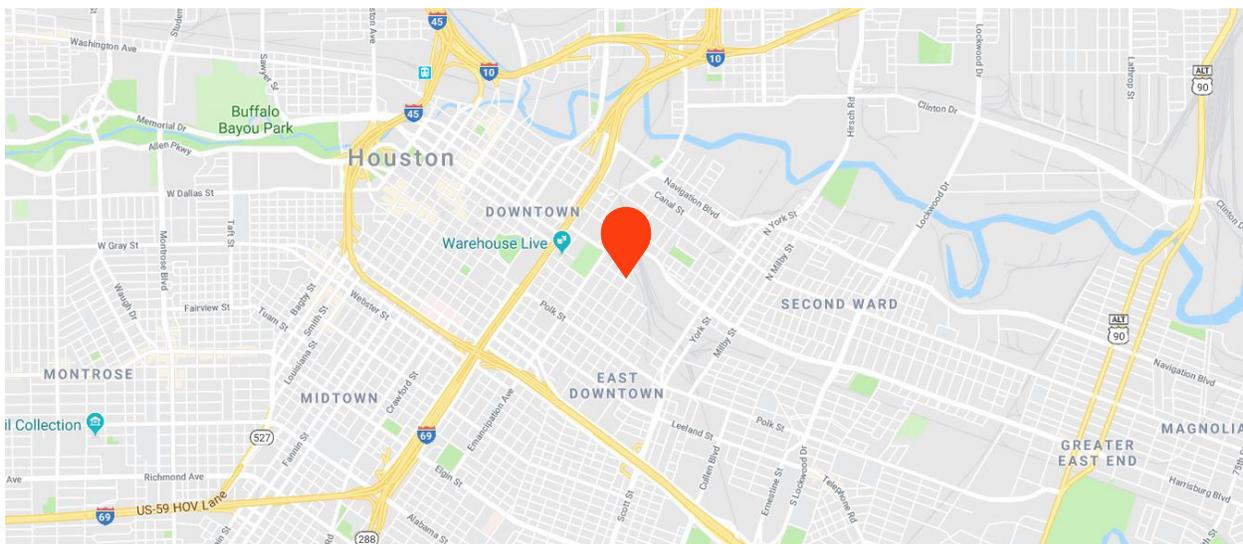
 [instagram.com/lovettliving](https://instagram.com/lovettliving)

# 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 and Lake Flato Architects
- Contemporary design with metal and brick elevations
- Full gutters around entire home
- 2-car garage with ample storage space
- Professionally designed landscape package
- Metal roof
- Energy efficient, double pane windows with Low-E insulated glass
- Contemporary glass panel front doors

### Inspiring Interiors

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- Wood flooring throughout, no carpet
- Contemporary metal hand rails with cables running horizontally
- Eight-foot solid core interior doors
- Elevator in home (2715 Rusk)
- Rounded sheetrock corners
- 12' ceilings in living areas
- Huge windows and tons of light

### Luxurious Master Suites

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- Sleek and contemporary tiles and counter tops
- Shiloh furniture grade cabinets with semi-pneumatic drawers and self/soft closing doors
- Oversized soaking tubs
- Oversized glass enclosed shower with seat
- Dual vanities
- Contemporary metal edged mirrors complimenting the plumbing fixtures
- Oversized walk-in closet with metal rods and pull down racks to accommodate

### Gourmet Kitchens

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- Spacious gourmet kitchens
- Shiloh furniture grade cabinets with semi-pneumatic drawers and self/soft closing doors
- Quartz countertops
- Miele kitchen appliance package
- Under mount sinks with garbage disposal
- Insinkerator 1/3 horsepower disposal
- Ice maker connection for refrigerator
- Recessed LED lighting
- Under cabinet lighting
- Large 2 sided walk-in pantry

### 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 HOMES



## 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, tankless 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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# 2715 Rusk

💰 \$ 590,000

🛏️ 4 Bedrooms

🚿 4.5 Bathrooms

🏠 2,829 sqft

- Wood flooring throughout, no carpet
- Elevator in home
- Wood flooring in home throughout, stained concrete 1st floor, no carpet
- Miele German appliance package and Shiloh cabinetry
- One of a kind contemporary architecture



**First Floor**  
430 sqft

**Second Floor**  
909 sqft

**Third Floor**  
909 sqft

**Fourth Floor**  
581 sqft

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