



## VANTAGE POINTE AT SUNNYSIDE Priced in the \$200's

BE IN TOUCH | 713-357-1616 | [info@klptx.com](mailto:info@klptx.com) | KIMBERLY LANE PROPERTIES

### 4 EASY STEPS TO BUY!

1. Get Approved
  - a. Ask about our Preferred Lender SPECIAL LENDER INCENTIVE CREDITS & FINANCING \$0 Down. 3.75% Locked Interest Rate. No Mortgage Insurance-Saves you \*approx. \$150 per month or more.
2. Reserve your lot
  - a. A **\$500.00 deposit** and Signed contract secures your home and allows the builder to begin construction
  - b. Front elevations have been pre selected as: **The Baldwin(A)**, **The Marvin(B)**, **The Marley(C)**
3. Watch your home's construction!
4. Final Walk Through-Your final walk through and acceptance will take place 10 days before closing. We want to make sure you are 100% satisfied and ready to receive the keys to your new home.

Sincerely,

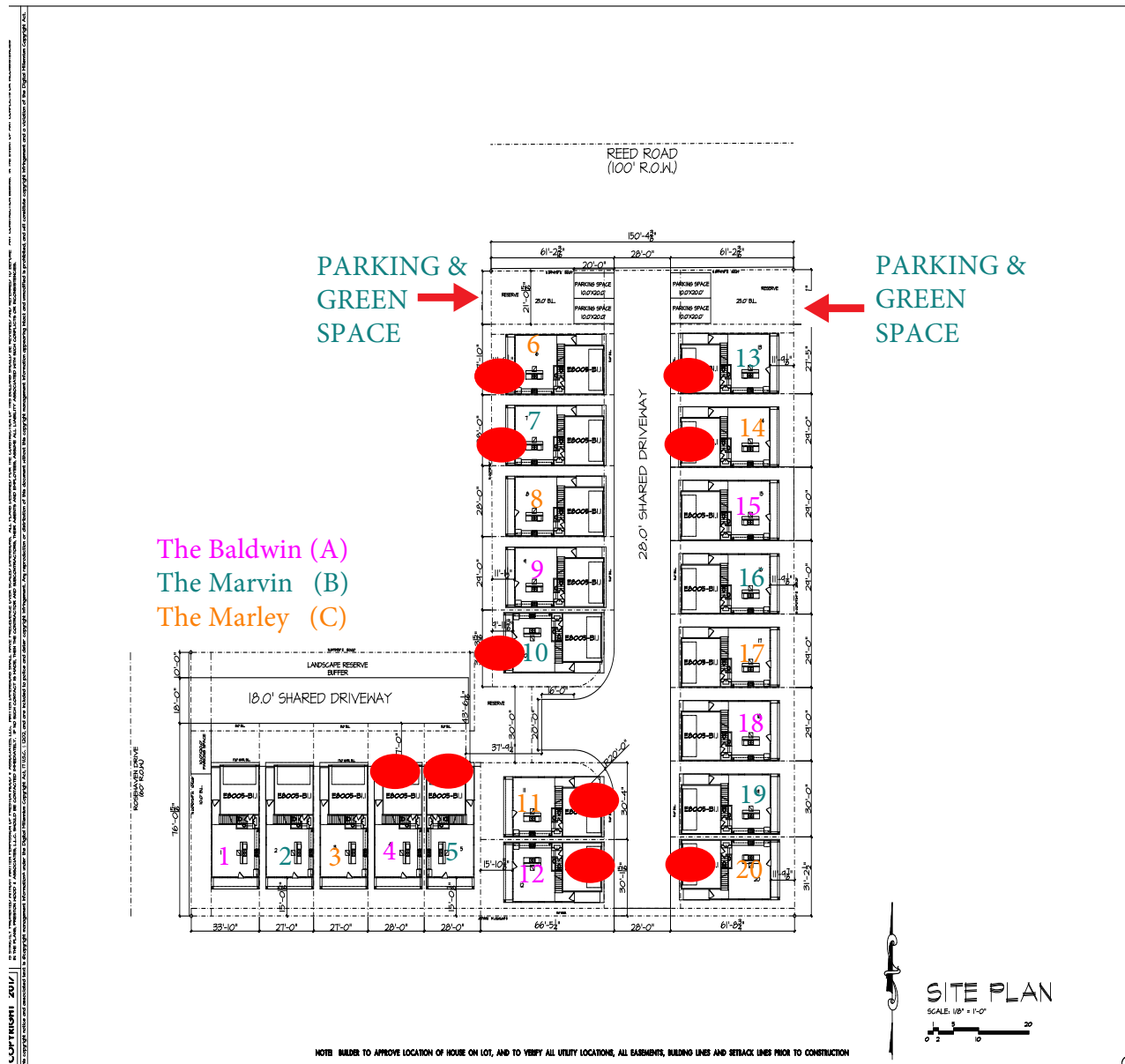
  
REAL ESTATE BROKER/OWNER

Kimberly Lane Properties  
[www.kimberlylaneproperties.cc](http://www.kimberlylaneproperties.cc)  
Call or Text 832-888-0230



# VANTAGE POINTE AT SUNNYSIDE

RESERVE YOUR LOT  
UPDATED JULY 2021



MORE INFO



# VANTAGE POINTE AT SUNNYSIDE

## Community Streetscape & Front Elevations



The Baldwin  
A

The Marvin  
B

The Marley  
C

bb.

FINAL DRAFT

[MORE INFO](#)



# VANTAGE POINTE AT SUNNYSIDE

## Open Living & Dining



MORE INFO 



# VANTAGE POINTE AT SUNNYSIDE

## Master Bedroom



[MORE INFO](#)





# VANTAGE POINTE AT SUNNYSIDE

## Master Bathroom



bb.

FINAL DRAFT

MORE INFO





# VANTAGE POINTE AT SUNNYSIDE

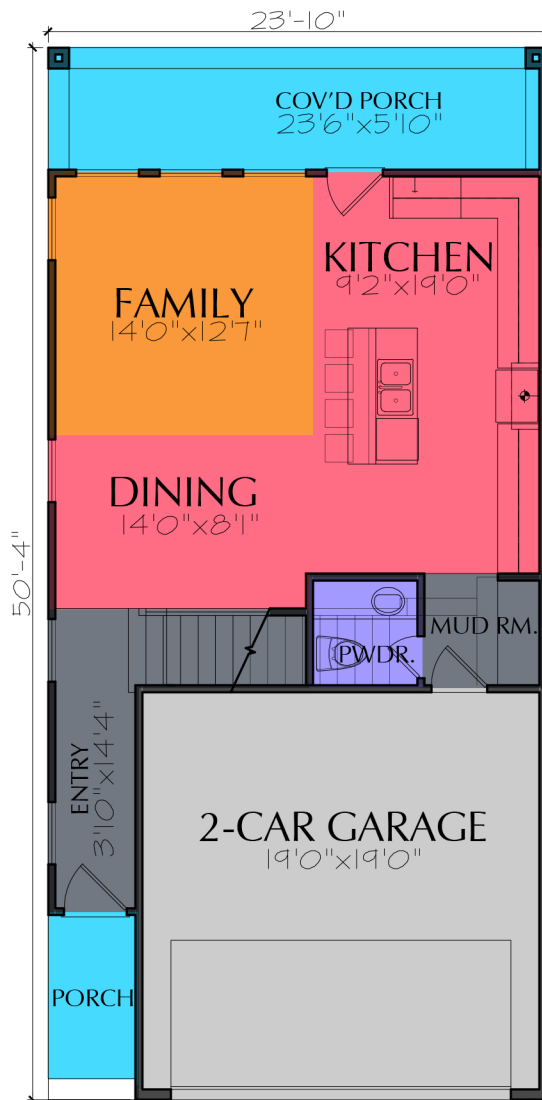
## Media/Game-room



MORE INFO 



JOB#: E9220  
 LEVEL ONE: 621  
 LEVEL TWO: 1151  
 TOTAL LIVING: 1772  
 WIDTH: 23'-10"  
 DEPTH: 50'-4"  
 1st FLOOR CLG.: 10'-1"U.O.N.  
 2nd FLOOR CLG.: 9'-1"U.O.N.



FIRST FLOOR



SECOND FLOOR

MORE INFO



# VANTAGE POINTE STANDARD FEATURES

- **A Community of 20 Modern and Stylish Homes**
- **Privately Gated**
- **HOA maintains front yards**
- **Attached 2 car garages**
- **Premium backyard space**
- **Energy Efficient Stainless appliances**
- **Open concept & HIGH ceilings**
- **No Mortgage Insurance / \$0 Down Option**
- **Smart Home Echo Included: Device can control Lights, Garage, Thermostat, Play music and much more!**

***Enhanced afford-ability and living experience, just 10 minutes from Houston's Medical Center!***

<b>DEVELOPMENT</b>	<b>Vantage      Pointe      at      Sunnyside</b>
<b>ADDRESS</b>	<b>9205 Rosehaven Houston Texas 77051</b>
<b># OF UNITS</b>	<b>20</b>
<b>PLANS</b>	<b>1</b>
<b>ELEVATIONS</b>	<b>3</b>

## **1. FLOOR SELECTIONS**

Entry & Coat Closet	High Quality Vinyl Plank Flooring
Staircase/Landings	Carpet
Living/Dining/Kitchen/Powder Room	High Quality Vinyl Plank Flooring
All bedrooms, closets and common area	Carpet
All bathrooms	13" x 13" Ceramic
All concrete patios	Pictured Framed 4" Concrete

## **2. DOORS & WINDOWS**

Vinyl windows (Single hung LOW E 366)  
6'8 hollow core, two panel doors Paint Grade  
Polo door knobs (Satin Nickel by Kwikset)  
2in faux blinds (front only)

## **3. INTERIOR TRIM WORK**

4" base board throughout (MDF)  
6'8" doors throughout  
4" casing on all door Jambs  
4" casing around all windows in entry & second floor

## **4. KITCHEN & BATHROOM COUNTERS**

2 Cm Granite counters with modern flat edge  
Stainless Steel UC sink  
Cut outs for two under mount oval porcelain sinks in master bath  
Under mount sinks in guest bathrooms  
Back Splash subway tile or similar style TBD  
Pull-out trash can- space saver

## **5. CABINET SELECTIONS**

Advantage, Birch, bathroom

## **6. STANDARD STAINLESS STEEL APPLIANCE PACKAGE**

Range  
Microwave  
Dishwasher

## **7. BATHROOM SELECTIONS**

### **Master Bath & Toilet**

#### **Vanity**

Advantage Birch cabinet base (Painted)  
Granite Counter (2cm; Entry Level)  
Under-mount porcelain sink  
Moen Brantford Satin Nickel faucet for each sink  
Single multi-light fixture over each sink

#### **Tub**

Ceramic Tile, tub deck  
Square acrylic tub (42" x 60")  
Ceramic (13" x 13) tub surround; 2 rows



**Shower**

Satin Nickel & clear glass shower and door  
18" x 18" Ceramic Tile  
Fiberglass Shower Pan

**Misc**

Ceramic Tile (18" x18")  
Standard toilet (Ivory)  
Satin Nickel -Towel ring, towel bar & TP holder

**Powder Room**

Porcelain pedestal sink  
Moen Brantford Satin Nickel faucet  
42 " Framed Mirror  
Single multi-light fixture over mirror  
Elongated toilet (Ivory)  
Satin Nickel-Towel ring & TP holder

**Guest Bathroom-1**

Birch cabinet base 32" (Painted)  
Granite Counter (2cm; Santa Cecilia)  
Under-mount Porcelain Sink  
Moen Brantford Satin Nickel faucet  
42 " Mirror  
Single multi-light fixture over mirror  
Elongated toilet (Ivory)  
Satin Nickel-Towel ring & TP holder  
Metal Tub (Ivory)  
Ceramic tub surround(18" x 18")  
3" ceramic mosaic trim band around tub (1" x 1")

**10. PLUMBING**

PEX Piping  
40 Gallon Energy Efficient Water  
Heater

**11. MECHANICALS**

16 SEER TRANE  
Programmable Manual T-Stat  
R-8 Flex Duct

**12. ELECTRICAL**

150-amp circuit breaker electrical panel  
Built-in security system with central station capability  
Individual electric, water & gas meters  
Per plan AMP load  
Alarm wiring for Down stairs openings  
Ceiling fans living area.  
Recessed lights throughout per plan.  
Individual electric, water and gas meters  
Electric & Gas dryer connections, washer connections

**14. EXTERIOR**

Entry porch with Hardie soffit/ trim  
30 year GAF Timberline Weathered Wood Shingles  
6'8" Front Door Fiber Glass  
Cedar fence along sides & back  
Brick / Stone Front/Hardie plank per elevation  
Gutters: Front Gutters

---

---



### 15. ENERGY EFFICIENCY & INSULATION

R-13 insulation system in the exterior walls

R-22 insulation factor in sloping roof areas

R-38 insulation factor in the attic

Central heat & A/C, with programmable thermostat

Casement & fixed windows & sliding or hinged glass door

### 16. LANDSCAPE

Sod in remaining areas both front and back yards

Rainbow rock down left and right sides for low maintenance **(HOA maintenances front lawns!)**

### 17. SECURITY PACKAGES (OFFERED THROUGH ADT PARTNERSHIP) (\$850 Installation fee waived)

#### **FREE INSTALLATION!**

#### **GOLD** PACKAGE for VP Buyers::

Monthly @ \$62.99 with \$0 Installation/\$99 Activation

- master cpu & back up battery
- integrated touch screen keypad
- 3 door sensors
- Keychain remote w/ panic button
- Cell app that controls home automations allows you to see still shots of anyone arming and disarming the system and will show you where in the house an intruder has entered in the event of a break-in.
- ADT Yard Sign and Window Decals
- **FREE DOORBELL CAMERA**

#### **Advanced** PACKAGE for VP Buyers:

Monthly @ \$53.99 with \$0 Installation/\$99 Activation

- master cpu & back up battery
- integrated touch screen keypad
- 3 door sensors
- Keychain remote w/ panic button
- Cell app that controls home automations allows you to see still shots of anyone arming and disarming the system and will show you where in the house an intruder has entered in the event of a break-in.
- ADT Yard Sign and Window Decals

#### **PLATINUM** PACKAGE for VP Buyers:

Monthly @ \$64.99 with \$0 Installation/ \$199 Activation

- master cpu & back up battery
- integrated touch screen keypad
- 3 door sensors
- Keychain remote w/ panic button
- Cell app that controls home automations allows you to see still shots of anyone arming and disarming the system and will show you where in the house an intruder has entered in the event of a break-in.
- ADT Yard Sign and Window Decals
- **FREE DOORBELL CAMERA and FREE KEYLESS DOORLOCK** (valued at \$400 each)
- **\$100 gift card after installation**

*Standard features subject to change*

2 year plumbing & electrical warranty  
1 year HVAC labor & 10 year system warranty  
1 year bumper to bumper builder warranty

---

---

# Enhanced Options for Your Home

---



## Exterior Upgrade

3ft high Stone or Brick front accent



**\$2,499**

## Appliance Package Upgrade

- Front Load Washer
- Front Load Dryer Stainless
- Refrigerator

**\$3,499**



# VANTAGE POINTE AT SUNNYSIDE

## Home Efficiency

✓	16 SEER A/C Unit - Cost effective and energy efficient air conditioning unit.	
✓	Low E Windows - Double Pane Low E windows with low Solar Heat Gain Coefficient for improved thermal performance.	
✓	Programmable Thermostats - Programmable thermostats make it easy for you to save energy and money by easily monitoring and regulating your home's temperature.	
✓	High Efficiency HVAC - Gas furnace for reduced energy costs.	
✓	High Efficiency Light Bulbs - CFL and LED for reduced energy usage in interior.	
✓	MERV10 Air Filters - For improved indoor air quality and reduced maintenance.	
✓	High Efficiency Water Heater - Installed for reduced energy costs.	
✓	Fresh Air Ventilation - For improved indoor air quality.	

### Energy Efficient Features included in all Homes

✓	Radiant Barrier Roof Decking - Energy efficient and cost effective radiant barrier that reduces radiant heat from entering the attic, keeping it cooler and lowering energy costs.	
✓	Engineered Floor System - Designed for more predictable floors and to minimize waste.	
✓	Sealed Ductwork - Mastic and taped sealed ductwork in unconditioned spaces to minimize energy loss.	
✓	Tight Construction - Reduced air infiltration system includes hot wall sheathing, poly seal, drywall penetrations sealed and sill seal between exterior plate and slab for improved thermal performance and air infiltration.	

•All features are subject to modification at any time including changes, additions or deletions. Some features are available only with detached garages. The availability of these features are subject to change without prior notice. Some features may vary to meet requirements in designated Windstorm areas. August 2017

**MORE INFO** 



## UTILITY SERVICES:

### Electricity Company

Reliant.com/mynewhome

Promo code: MD2747 1-888-890-1536

### Gas Company

Centerpoint Energy 713-659-2111

### Telephone Company

Comcast/Xfinity 800-266-2278

### Cable Company

Comcast 713-341-1054

Direct TV 888-238-7177

### Water and Sewer

City of Houston 713-371-1400

## EMERGENCY INFORMATION - 911:

### Police Department

Houston Police Department 713-884-3131

### Fire Department

Houston Fire Station #24 911

### Ambulance

Medical Emergency 911

### Poison Control

Emergency Poison Information 800-222-1222

## HOSPITALS:

### Texas Children's Hospital

6621 Fannin Street Houston, TX 77030 832-824-1000

### Memorial Hermann Hospital

6411 Fannin Street. Houston. TX 77030 713-704-4000

### Methodist Hospital

6565 Fannin Street. Houston, TX 77030 832-487-7744

## POST OFFICE:

### United States Postal Service

3030 W. Fuqua. Houston. TX 77002 281-554-9219

## LIBRARY:

### Johnson Neighborhood Library

3517 Reed Rd Houston Texas 77051 832-393-2550

## SCHOOLS:

### Houston ISO

4400 W. 18th St. Level 1E. Houston. TX 77092 713-556-6000

### Reynolds Elementary School

9601 Rosehaven Houston Texas 77051 713-731-5590

### Addicks Middle School

4330 West Bellfort Houston Texas 77051 713-732-3670

### Worthing High School

9215 Scott Houston Texas 77051 713-733-3433

## COLLEGES:

### Texas Southern University

3100 Cleburne Houston Texas 77004 713-313-7011

### Houston Community College

3100 Main Street. Houston. TX 77002 713-718-7000

### University of Houston

4800 Calhoun, Houston, TX 77004 713-743-2255

### Baylor College of Medicine

One Baylor Plaza, Houston, TX 77030 713-798-4951

University of Texas Medical Center

1100 Holcombe Blvd, Houston. TX 77030 713-500-2000

### Rice University

6100 Main Street. Houston, TX 77251 713-500-2000

## TAXES:

Harris County .73/\$100

value

Houston ISD 1.206/\$100

value

City of Houston

value

**Total (estimated for 2018)** 2.526/\$100

value

## 2018 HOMEOWNER'S ASSOCIATION:

### Vantage Pointe at Sunnyside

713-357-1616

**Homeowner Rate**

\$350 (per year)

**Transfer Rate**

\$300

**Located just 10 minutes to Houston's Medical Center & 15 minutes to Downtown**

**Front lawn maintenance included in HOA**

\*Information subject to updates per the issuing parties

**ALL DONE!**

**VANTAGE POINTE AT SUNNYSIDE**

9205 Rosehaven Houston TX 77051 · [vp@sunnyside.com](mailto:vp@sunnyside.com) 713-357-1616