



VANTAGE POINTE AT SUNNYSIDE

Priced in the Low \$200's

BE IN TOUCH | 713-357-1616 | 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. 4.125% 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
Call or Text 832-888-0230

Kimberly Lane
PROPERTIES
713-357-1616

RESERVE YOUR LOT



VANTAGE POINTE AT SUNNYSIDE

Community Streetscape & Front Elevations



[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

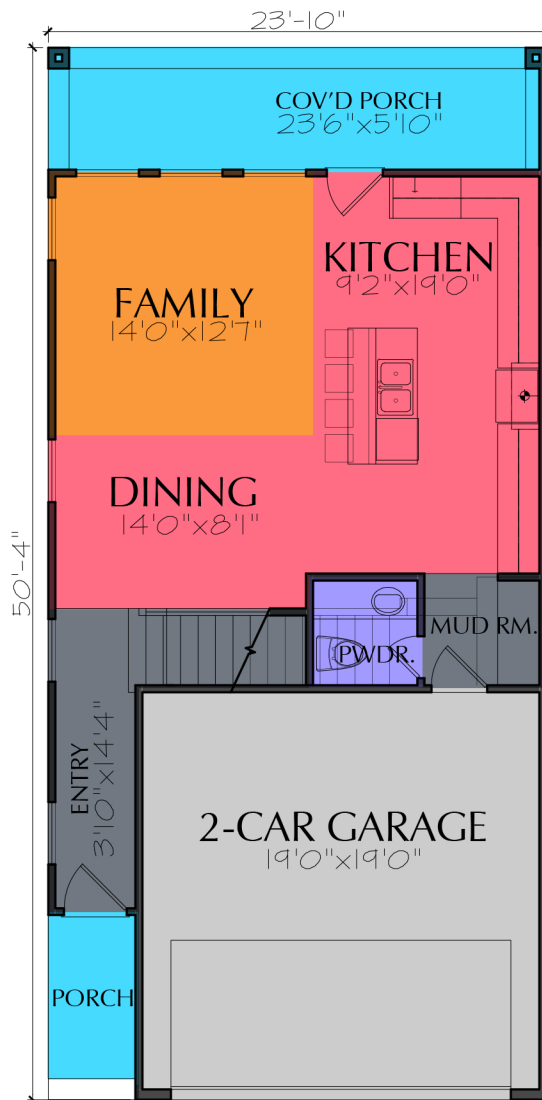
Media/Game-room



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 AT SUNNYSIDE

STANDARD FEATURES

- 8-Ft. Doors at 1st Floor
- Gutters at Front
- Stainless GE 36" 5-Burner Gas Cooktop with Direct, Updraft Venting
- Stainless GE Built-in Oven 30" Ovens
- 42" Shaker door design (2) color options
- Granite or Quartz counter top options
- Modern Square Granite Edges Standard
- 2 Interior Wall Colors
- Pull-Out, Trash-Can Space in Kitchen
- Pendant Lighting at Kitchen (per plan)
- Ceiling Fans at Family, Master & Game Room (per plan); Ceiling Fan Pre-Wire at Covered Patio
- Elongated Commodes at Master Bath
- Rocker Switches with Dimmer at Dining & 4-Speed Fan Control at Family
- Schlage Door Hardware
- 4 ½" Base Molding
- Modern-Iron Stairs
- Tile at Family Room, Dining, Entry & Hallways
- Garage Door Openers
- Tiled Shampoo niche in Master Shower
- Back Pack Racks with Docking Station
- DoubleDoor entry at Master Bedroom
- Coach Lighting on Exterior
- 10 year structural / foundation warranty
- 25 year roofing warranty
- 2 year plumbing & electrical warranty
- 1 year bumper to bumper warranty

Standard Features subject to change

MORE INFO



Upgrades & Additions:

3ft Stone or Brick front accent
\$2299

Appliance Package
Washer/dryer/refrigerator
\$3499

"Smart Home Features"

- Video Door Bell
 - Echo Device
 - Bluetooth controlled door lock
 - Smart Thermostat
- \$1499

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

value .73/\$100

Houston ISD

value 1.206/\$100

City of Houston

value 0.584/\$100

Total (estimated for 2018)

value 2.526/\$100

2018 HOMEOWNER'S ASSOCIATION:

Vantage Pointe at Sunnyside

713-357-1616

Homeowner Rate

Transfer Rate

\$350 (per year)

\$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 713-357-1616