

From the Low to Mid \$300s

PINEMONT HEIGHTS

Gated
Townhomes
in Shepherd Park Plaza



RUSTEBERG
RENDERING & VISUALIZATION



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HAPPEN
HOUSTON

FARB
HOMES

PinemontHeights.com

Features



GENERAL DESCRIPTION

- Interior is approximately 1400-1800 sf per builder
- 3 Bedrooms/2.5 Baths
- Side-by-side 2-car garage
- Single family town homes
- Low HOA fees
- Upgraded light fixture package throughout interiors
- Moen Plumbing fixtures
- Extensive millwork detail
- Yard space*
- Fully Enclosed Gated Community

FIRST FLOOR

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

Guest Bedroom

- Spacious closet
- Full sized bathroom features Crema Marfil Marble counters and Moen plumbing fixtures

SECOND FLOOR

- Engineered flooring*

Kitchen

- Italian Carrara marble counter tops
- Beveled subway tile backsplash

- Kitchen island with extended countertop for comfortable seating and entertaining
- Stainless Steel gas range, dishwasher & microwave
- Cabinets featuring soft close drawers, doors and under cabinet lighting

Living/Dining Room

- Divided light door leading to the balcony
- Pre-wired for 5.1 surround sound theater system
- Powder room with pedestal sink and Moen fixture
- Beveled top subway tile surround
- Hexagon tile mosaic flooring

Master Suite

- Engineered floors throughout
- Large walk in closets with built-ins & storage
- Master bath with dual vanities, large beveled edge subway tile shower featuring an oversized shower head and frameless glass enclosure, and 6' soaking tub

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 mechanical systems; 10 year on structure

EXTERIOR

- All homes are fully enclosed with perimeter fencing and include patio yards
- Options Ground Floor or 2nd Floor Available
- HardiePlank® lap siding system

* Select Homes



Floorplans



Plan A2 Plan A1
3 beds | 2.5 baths | 1797 sf



Plan B1 Plan B2
3 beds | 2.5 baths | 1600 sf

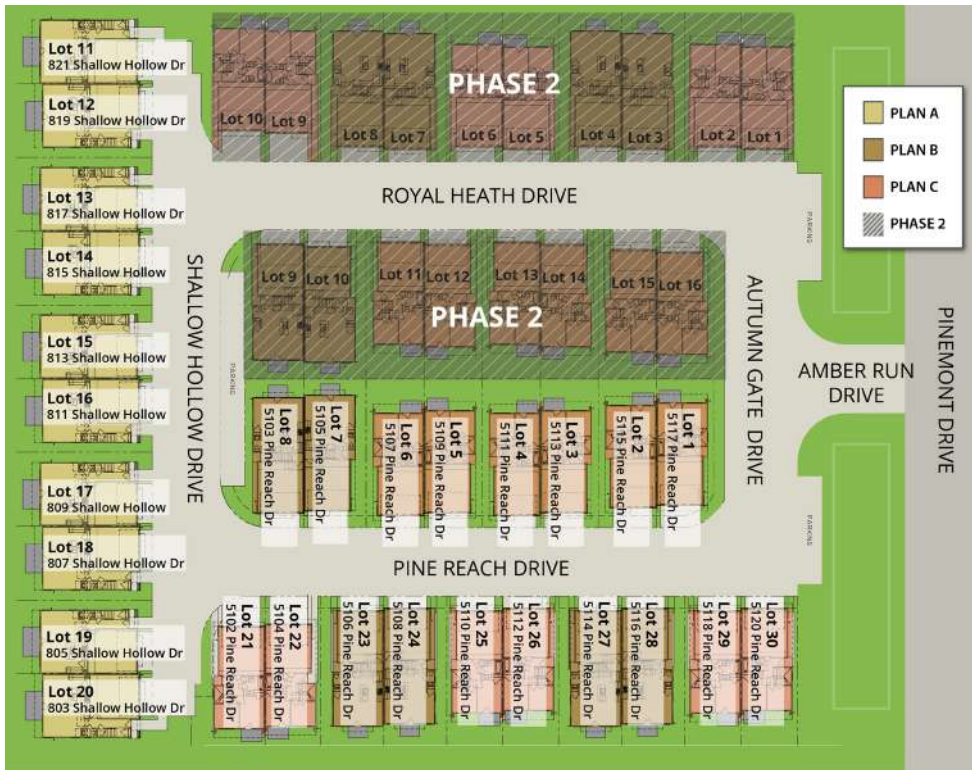


Plan C1 Plan C2
3 beds | 2.5 baths | 1435 sf



Available Homes

The Neighborhood



SHEPHERD PARK PLAZA

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, I45 & I10 freeways.

821 Shallow Hollow - Lot 11
3 beds | 2.5 baths | 1797 sf

819 Shallow Hollow - Lot 12
3 beds | 2.5 baths | 1797 sf

817 Shallow Hollow - Lot 13
3 beds | 2.5 baths | 1797 sf

815 Shallow Hollow - Lot 14
3 beds | 2.5 baths | 1797 sf

813 Shallow Hollow - Lot 15
3 beds | 2.5 baths | 1797 sf

811 Shallow Hollow - Lot 16
3 beds | 2.5 baths | 1797 sf

809 Shallow Hollow - Lot 17
3 beds | 2.5 baths | 1797 sf

807 Shallow Hollow - Lot 18
3 beds | 2.5 baths | 1797 sf

805 Shallow Hollow - Lot 19
3 beds | 2.5 baths | 1797 sf

803 Shallow Hollow - Lot 20
3 beds | 2.5 baths | 1797 sf

5102 Pine Reach - Lot 21
3 beds | 2.5 baths | 1435 sf

5104 Pine Reach - Lot 22
3 beds | 2.5 baths | 1435 sf

5106 Pine Reach - Lot 23
3 beds | 2.5 baths | 1600 sf

5108 Pine Reach - Lot 24
3 beds | 2.5 baths | 1600 sf

5110 Pine Reach - Lot 25
3 beds | 2.5 baths | 1435 sf

5112 Pine Reach - Lot 26
3 beds | 2.5 baths | 1435 sf

5114 Pine Reach - Lot 27
3 beds | 2.5 baths | 1600 sf

5116 Pine Reach - Lot 28
3 beds | 2.5 baths | 1600 sf

5118 Pine Reach - Lot 29
3 beds | 2.5 baths | 1435 sf

5120 Pine Reach - Lot 30
3 beds | 2.5 baths | 1435 sf

5103 Pine Reach - Lot 8
3 beds | 2.5 baths | 1600 sf

5105 Pine Reach - Lot 7
3 beds | 2.5 baths | 1600 sf

5107 Pine Reach - Lot 6
3 beds | 2.5 baths | 1435 sf

5109 Pine Reach - Lot 5
3 beds | 2.5 baths | 1435 sf

5111 Pine Reach - Lot 4
3 beds | 2.5 baths | 1435 sf

5113 Pine Reach - Lot 3
3 beds | 2.5 baths | 1435 sf

5115 Pine Reach - Lot 2
3 beds | 2.5 baths | 1435 sf

5117 Pine Reach - Lot 1
3 beds | 2.5 baths | 1435 sf



The Developer

Farb Homes has built a solid reputation by building quality homes that satisfy their client's individual tastes. Farb Homes current developments include numerous projects in the Montrose, Mid Town and Upper Kirby area. These homes feature open floor plans, scenic terraces and large walk-in closets. There are no maintenance fees associated with these homes, located on a private community drive with lush landscaping.



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