

Features and Upgrades
16015 Lemon Verbena Court
Bridgeland

General Description:

Built in 2025
Builder - David Weekley Homes
Home - 4,165 Sqft per Appraisal
Lot - 7,614 Sqft per Appraisal District
4 Bedrooms + 4 Full Bathrooms
Study, Game Room and 350 sqft Media Room upgrade (\$34,000)
Painted brick home with 3 car attached garage
Generac whole home generator (\$15,979)
Extended covered patio upgrade (adds 132sqft) with extended pavered patio
8.25" first floor baseboards with 5.25" second floor baseboards
Plantation shutters (\$12,406)
Window security film on most windows (\$3,559)
Two Safe Lift attic ladders with assist pole (\$2,469)
Attic storage area (\$1,480)
Upgraded light fixtures and fans (\$1,993)
Modular engineered wood stair treads with a mid-stair level landing
Wrought iron satin black balusters
Tankless water heater
Conditioned attics to lower heat, humidity and energy costs
Lennox 16 Seer - dual stage air conditioning system with a 5 year parts warranty
Central media filters and fresh air system
Ecobee programmable thermostats with Alexa capability
Comfort control air balancing duct work
Advanced framing with 2x6 exterior walls to allow for thicker insulation
Vinyl framed, low E2 double pane windows
Sherwin Williams low VOC interior wall paint

General Description:

R-3 Dow insulated sheathing
R-22 Insulated exterior wall systems
R-19 Paperless batt insulation on sloped ceilings
Environments for Living Diamond Level (Energy Efficiency Rating)
The New Energy Star 3.1 Program
Building America Program with the U.S. Department of Energy
Home Energy Rating System (HERS)
Air conditioning ducts exceed current Energy Star U.S. Dept of Energy standards
Energy saving light package
Zum PEX water supply system
10 - year structural warranty, 2- year warranty on portions of your home major
mechanicals, 1-year limited warranty on defects and workmanship
Centralized in-house warranty department w/ a personal Warranty Representative
HardieBacker Board in all water contact areas
Anti-fracture membrane used at all seams and nails in water contact areas
James Hardie products come with a 10-15 year limited warranty on trim/fascia
Specially designed rot resistant exterior door jambs
Full home gutter system
Blocked and wired for ceiling fan in family room and all bedrooms
Electrical load center with whole home surge protector
Borate treatment on frame 2 feet up from slab
Moen faucets come with a lifetime, manufacturer's warranty
Lifetime mechanical and finish manufacturer's warranty on all Kwikset products
Privacy locks on Primary bedroom and all bathrooms



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Exterior:

Bronze window frames
Extended covered patio upgrade adds 132 sqft
Motorized patio screens (\$14,658)
Extended paved patio (\$3,350) with sealer (\$300)
Upgrade 45 foot drainage behind the paved patio (\$540)
Additional landscaping, trees, mulch and new backyard sod (\$11,200)
Additional rock on left side with stepping stones (\$2,850) and right side (\$2,500)
Two retractable Giraffe hose holder reels (\$332)
Stained fence (\$1,500)
Upgraded double flood light with switch
Upgraded natural gas line for future grill
Front and backyard sprinkler system
Bermuda grass in the front yard with St Augustine in the backyard
Edged planting beds and edged trees

Three Car Tandem Garage:

Epoxy (\$3,285)
Ceiling storage racks (\$1,050)
Garage light and attic light replacement (\$400)
Mud Rack area leading to the garage

Entry:

Brick lined front pathway
Covered front porch (15 x 9) with upgraded flatwork porch coating
Mahogany 8' front door with decorative glass panels
Upgraded engineered hardwood flooring

Study/Downstairs Game Room/Flex Room (12 x 11):

Upgraded French doors
Upgraded light fixture
Upgraded engineered hardwood flooring

Living Area (17 x 17)

Open floor plan for flexible furniture options
Striking two story architectural cathedral ceiling
Recessed led lighting with ceiling fan
Plantation shutters
Transom windows
Sweeping backyard views
Upgraded engineered hardwood flooring

Breakfast Area (12 x 12)

Open ceiling
Chandelier
Plantation shutters
8' Full lite exterior door with keypad deadbolt (\$300)
Upgraded engineered hardwood flooring

Utility Area (9 x 7):

Upgraded upper cabinets
Gas and electric dryer connections
HardieBacker Board in all water contact areas
Anti-fracture membrane used at all seams and nails in water contact areas
Room for an additional refrigerator or hamper/folding table
Upgraded 12 x 24 tile flooring



*INFORMATION SUCH AS MEASUREMENTS, SQUARE FOOTAGE AND DESCRIPTIONS OF MATERIALS, FIXTURES OR OTHER COMPONENTS OF THE IMPROVEMENTS MAY NOT BE ACCURATE AND SHOULD NOT BE RELIED UPON, BUT SHOULD BE INDEPENDENTLY VERIFIED BY BUYER PRIOR TO PURCHASE.

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Kitchen (15 x 9):

Kent Moore kitchen cabinets in Maple Summer Wheat
Upgraded cabinet paneled island in Maple Midnight Mystique
Upgraded vent hood cabinet
Upgraded glass front cabinets to the ceiling
Upgraded pot drawers under the range
Upgraded double trash receptacle cabinet
Enclosed refrigerator cabinet
Upgraded level 6 quartz Silestone countertops
GE Café 36"- 5 burner gas cooktop with 18,000 BTU burner and griddle
GE Café double oven with convection and wifi features
GE Café microwave with convection and wifi features
GE Café dishwasher with adjustable upper rack
Eat-in island with seating and upgraded outlet (\$624)
Upgraded hammered glass island pendant lighting
Upgraded under cabinet LED lighting
Upgraded single basin Blanco Valea SILGRANIT undermount sink
Moen faucet in black finish
Pantry with fixed shelves
Open to living and dining areas
Upgraded engineered hardwood flooring

Primary Bedroom (20 x 14):

First floor
High ceilings with ceiling fan
Wall windows with plantation shutters and backyard views
Upgraded engineered hardwood flooring

Primary Bathroom (13 x 13):

Double undermount sinks with vanity storage
Upgraded level 6 quartz Silestone countertops
Separate water closet
Shower with mud set tile floor
Shower surround with upgraded tile to the ceiling
Upgraded rain shower head
Upgraded level 6 quartz Silestone countertops
HardieBacker Board in all water contact areas
Anti-fracture membrane used at all seams and nails in water contact areas
Upgraded 12 x 24 floor tiles

Primary Closet (17 x 7):

Fixed shelves
Upgraded 12 x 24 floor tiles
Additional room for a third row of hanging or shelving



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Game Room (37 x 19):

Open loft area with desk/craft area
Walk-in linen and game closet (6 x 4)
Upgraded carpet with 1/2" 5 lb pad
Ceiling fan
Attic storage access with lightweight aluminum ladder (\$1,235)

Media Room (21 x 17):

Flexible space for a dream theater or bunkbed room
Upgraded carpet with 1/2" 5 lb pad

Bedroom #2 (16 x 13) Full Bathroom #2 (9 x 5) :

First floor
Ceiling fan
Plantation shutters
Shower for easy access
Upgraded tile to the ceiling
Inset tiled shower niche
Semi-frameless shower surround
Silestone counter with undermount sink
Vanity with storage
Upgraded 12 x 24 floor tiles

Bedroom 3 (17 x 10) Full Bathroom #3 (9 x 5):

Walk-in closet (5 x 5)
Ceiling fan
Upgraded carpet with 1/2" 5 lb pad
Upgraded tile bath tub surround to the ceiling
Inset tiled shower niche
Silestone counter with undermount sink and vanity storage
Upgraded 12 x 24 floor tiles

Bedroom #4 (16 x 11) and Full Bathroom #4 (7 x 5):

Walk-in closet (5 x 5)
Ceiling fan
Upgraded carpet with 1/2" 5 lb pad
Upgraded tile bath tub surround to the ceiling
Inset tiled shower niche
Silestone counter with undermount sink and vanity storage
Upgraded 12 x 24 floor tiles



Scan for Virtual Floor Plan

LYNETTE LEW
REALTOR

