

RESIDENCE 305

THE SOPHIE AT BAYOU BEND · 6017 MEMORIAL DRIVE · HOUSTON, TEXAS 77007

BUILDER UPGRADES

- **Neolith Calacatta Gold** polished countertop and backsplash in the kitchen.
- **Italian engineered wood flooring** throughout the residence.
- **Upgraded terrace tile flooring** with a Sub-Zero refrigerator.

OWNER ENHANCEMENTS

- **Motorized shades and blackout shades** controlled by remote or app in the primary bathroom, primary bedroom, living room and terrace.
- **Integrated ceiling sound system** with nine 6.5-inch woofer / 1-inch tweeter speakers.
- **Walk-in closet** with Lifetime transferable warranty.
- **CitiQuiet soundproof window insert** in the primary bedroom with 3/8-inch laminated glass.
- **Custom-made soundproof blackout curtains** in the primary bedroom.

HOA SERVICES

\$1,454 / MONTH

- HVAC system checkup twice a year.
- Water bill.
- Gas bill.
- Walls-in insurance with **\$50,000 deductible**.
- Leak Defense system.
- Generator feed for one power outlet and the kitchen's fridge in case of power outage.

UPGRADES · FINISHES · HOA SERVICES · RESIDENCE 305