

2046 MacArthur St

Southgate | 77030

HOME OVERVIEW:

- 4,864 SF
- 4 Bedrooms 5 Full 1 Half baths
- Neighborhood: Southgate
- Year Built: 2024
- Elevator Capable
- Solar Backup Energy System with Two Tesla Batteries
- Private Home Office
- Second Floor Game Room

KITCHEN FEATURES + APPLIANCES:

- Signature 60" Pro Grand Dual Fuel Range with Griddle
- Custom Hood Vent
- Signature 36" Refrigerator, Stainless Steel
- Signature 36" Freezer, Stainless Steel (Wi-Fi Enabled)
- Signature Microwave Drawer, Stainless Steel
- Pot Filler
- Custom Cabinetry
- Calacatta Quartz Countertops, Island, and Full Backsplash

INTERIOR FEATURES:

- White French Oak Wood Flooring Throughout (excluding wet areas)
- Open First Floor plan
- Zephyr Wine Cooler in Dining Room
- Electric Fireplace in Family Room
- Central Vacuum System with Hide-A-Hose (First & Second Floors)
- All LED Lighting Throughout
- CAT5 Pre-Wiring Throughout

EXTERIOR FEATURES:

- Stone and Stucco Contemporary Exterior with Modern Architectural Detailing
- Covered Back Lanai with Outdoor Gas Grill and Sink
- Custom Iron / Glass Front Door
- Double-Pane, Argon-Filled Andersen 100 Series Composite Windows
- Full Yard Sod with Irrigation & Underground Drainage System
- LiftMaster Wi-Fi Garage Door Opener (Model 9802)
- Oversized Amarr Insulated Garage Door

PRIMARY SUITE:

- Separate Vanities with Quartz Countertops
- Separate Shower with Seat and Freestanding Tub
- Frameless Shower Glass Enclosure
- Built-In Entertainment Cabinetry with Soft-Close Features
- Two Oversized Walk-In Closets with Custom Built-ins
- Private Covered Balcony

CONSTRUCTION SPECIFICATIONS:

- 1-2-6 Builder's Express Limited Home Warranty provided
- 30-Year Roof Warranty
- Pre-Engineered Trusses Per Plan

STRUCTURAL:

- Pier and Beam system with Concrete Piers and Loading Bearing Posts
- Engineered Framing
- ZIP System Exterior Sheathing (Entire Home)
- 14 Flood Vents for Crawl Space Ventilation and Moisture Control
- 11' Ceilings on First Floor
- 10' Ceilings on Second Floor
- TechShield Roofing System

MECHANICALS:

- Two Trane 16-SEER HVAC Systems with Gas Furnace Heating
- Two Zoned Systems (One Per Floor)
- Two Tankless 40-Gallon Water Heaters

INSULATION:

- Closed-Cell Spray Foam Insulation at Crawl Space Ceiling (R-14)
- Air Infiltration Pre-Insulation Polyseal Package
- Vented Rafter Baffles and Vent Chutes
- Exterior Walls: R-13 and R-19 Fiberglass Batts
- Floors Over Garage and Cantilevers: R-30
- Ceilings: R-38 Blown Fiberglass
- 5/8" Drywall Throughout
- Moisture-Resistant Green Sheetrock in Wet Areas

FINISH OUT:

Custom Trim Package: Includes the following:

- Solid Oak Treads and Handrails
- Custom Designed Closets with a Combination of Open Shelving, Shoe Racks, Built-in Drawers and Cabinets, etc. where applicable