1309 Marshall



THE T&J HOMES

NAN & CO PROPERTIES

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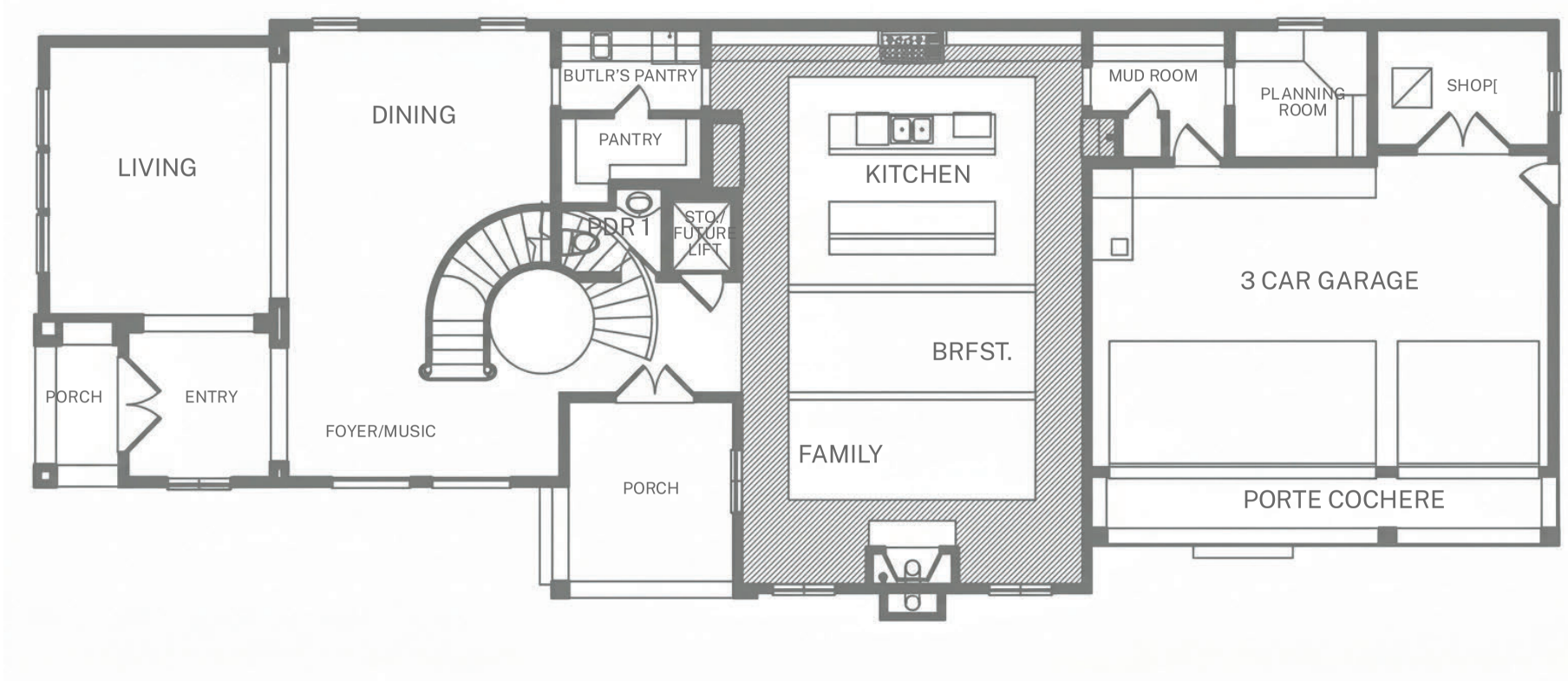
Experience elevated Montrose living in this stunning, fully gated 2020 semi-custom home, thoughtfully curated with hand-selected finishes, fixtures, hardware, and designer paint colors. Offering 3 bedrooms with the flexibility of a 4th, 3 full and 2 half baths, and engineered wood flooring throughout with no carpet. The resort-style backyard is an entertainer's dream, featuring a saltwater pool and spa, covered patio, outdoor dining area, metal pergola, gas fireplace, and lush, low-maintenance turf. Exceptional upgrades include whole-home audio with outdoor speakers, Generac generator, water filtration system, EV charger, solar screens, tankless water heater, security system, landscape lighting, and irrigation. Zoned HVAC provides personalized comfort, including a dedicated primary suite zone. A rare combination of sophisticated design, modern convenience, and exceptional outdoor living in the heart of Montrose.

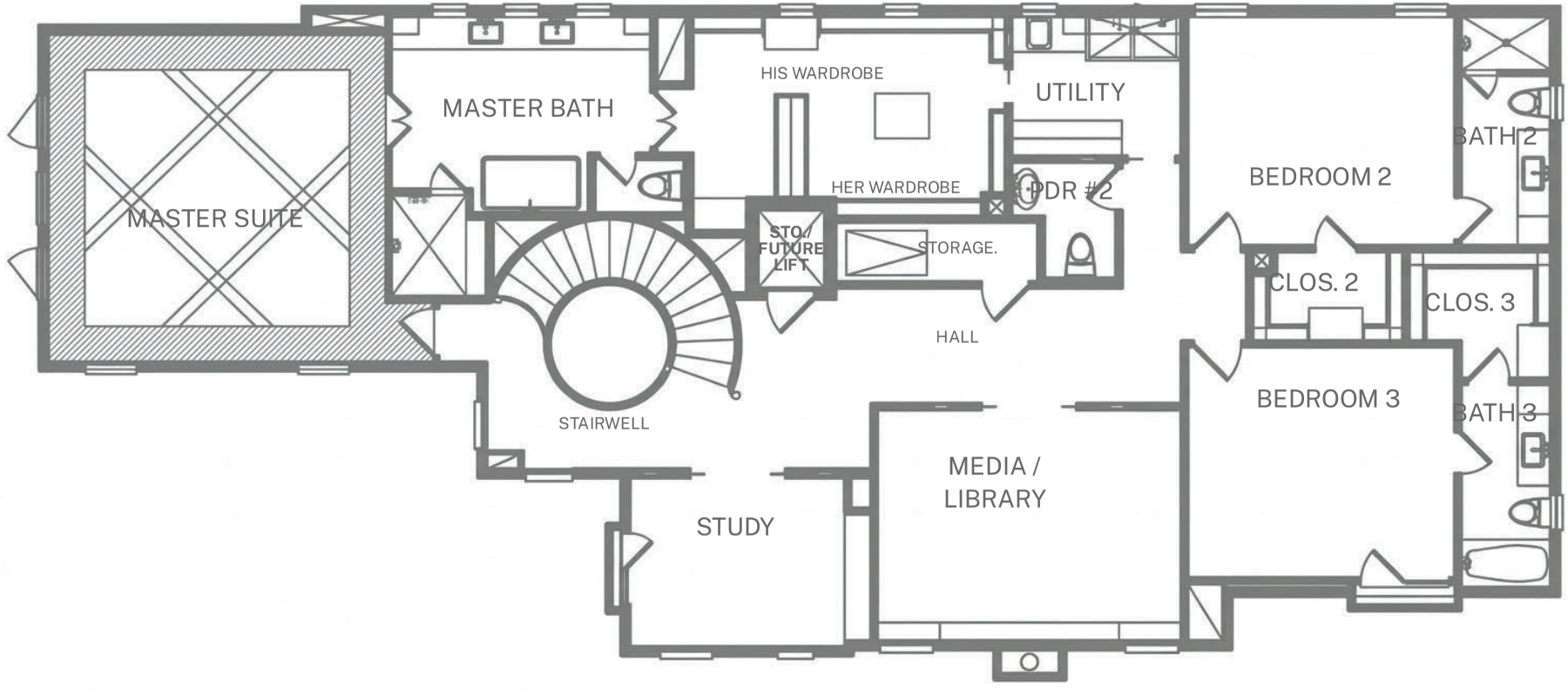
3-4 Bedrooms | 4,592 Sqft | 3 Full & 2 Half Baths



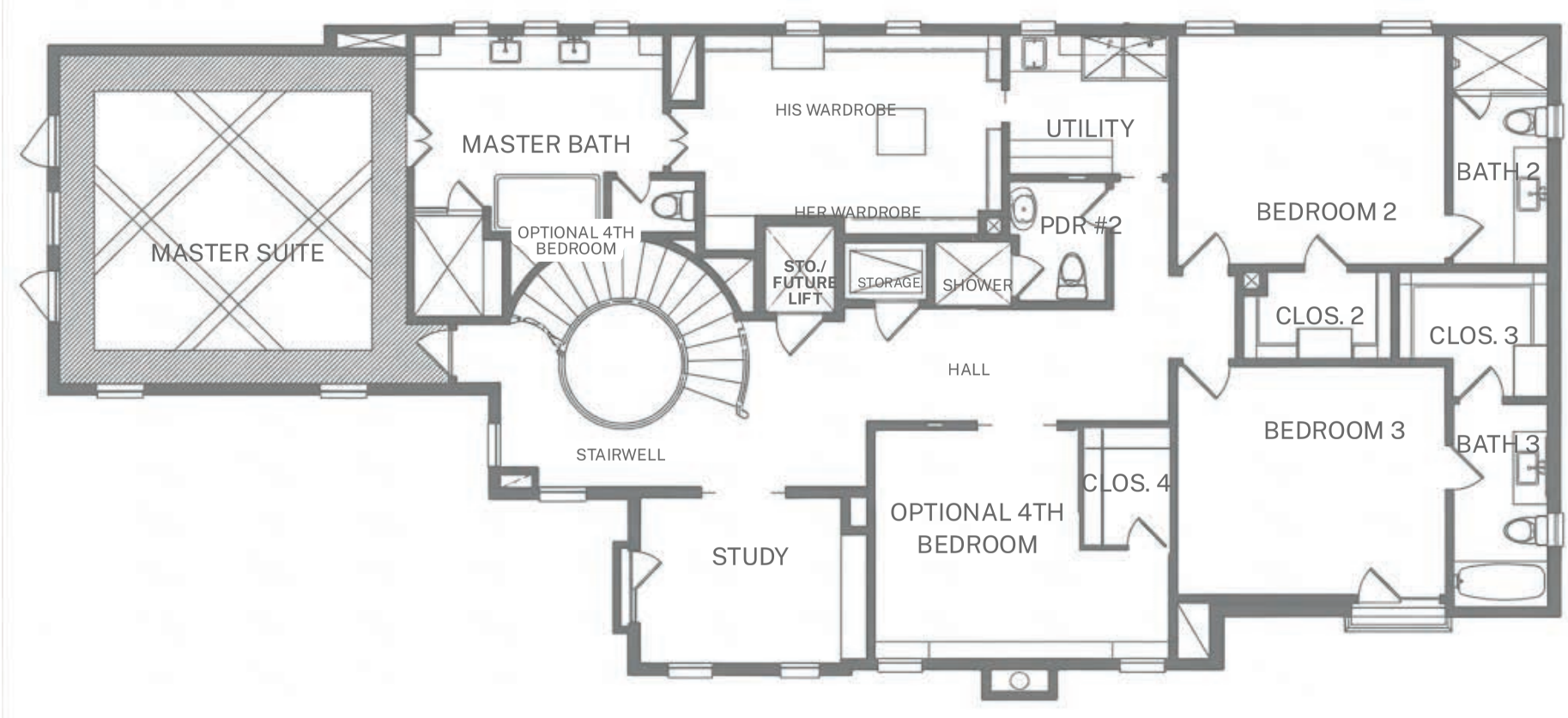
1309 MARSHALL - FIRST FLOOR



1309 MARSHALL - SECOND FLOOR



1309 MARSHALL - MODIFIED SECOND FLOOR



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3-4 Beds
3 full 2 half Baths
4,592 sqft

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Houston, TX 77006

FOUNDATION

- Conventional with piers
- Designed, inspected, and certified by State of Texas registered engineer

FRAMING

- Engineered structural framing design
- 1 1/8" T&G plywood subfloor (glued, nailed, and screwed to floor joists)
- ½" Oriented Strand Board (OSB) roof decking and sheathing

EXTERIOR SURFACES

- Three part conventional stucco
- Elevation details per architectural plans

CABINETS AND TRIM

- 1st floor and master cabinets: – Per builder designer specs
  - Custom, site built cabinet boxes with overlay door master's shaker cabinet door & drawer fronts.
  - All cabinets are paint grade material.
  - Soft-close full extension drawer slides on cabinet drawers. European Blum hinges on cabinet doors.
- All other cabinets:
  - Custom, site built cabinet boxes with overlay trim carpenter's shaker front cabinet door & drawer fronts.
  - All cabinets are paint grade material.
  - Soft-close full extension drawer slides on cabinet drawers. European Blum hinges on cabinet doors.
- All other cabinets: – Per builder designer specs
  - Custom, site built cabinet boxes with overlay trim carpenter's shaker front cabinet door & drawer fronts.
  - All cabinet are paint grade material.
  - Concealed spring hinges on cabinet doors. Full extensions drawers slides on cabinet drawers.
- Closets– Per builder designer specs
  - Oval shaped chrome rod and paint grade wood shelves standard built at 96".
- Wood casing on all windows and doors: BMC MDF 1"x4"
- 8" base on all floors
- Crown moulding in 1st floor common areas, except family room and kitchen. Master bedroom
- Iron railing/balusters – Per builder designer specs

WINDOWS AND DOORS

- Windows: Quaker Brighton series – Dark bronze - Aluminum clad wood, insulated Low E 366 glass
- Interior doors: Solid core paint grade, 1 panel
- Front door: Iron doors – Design per CAD drawing.
- Garage door: Wood clad, stain grade garage door. Includes 2 garage door openers and keypad (1/2 HP belt drive LiftMaster)

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ROOFING

- Composition shingles & metal roofing – per architectural plans

INSULATION

- R-38 blown insulation in attic
- R-38 batts in vaulted ceilings
- R-22/30 batts in attic decking
- R-19 batts in cold floors
- R-19 & R-13 batts in exterior walls
- Poly seal all openings

AIR CONDITIONING

- 16.25 SEER Trane (sized by Alpine Air, Inc.)
- One zone for each floor
- Gas heat

ELECTRICAL

- Electrical fixtures including ceiling fans, decorative lights, undercounter lights, smoke/ CO2 detectors and doorbell/chime – per builder designer specs
- Switch, plug, recessed can and light locations per architectural plans (may be moved due to structural framing locations)
- Underground service for electric, cable and telephone

PLUMBING

- Plumbing fixtures including tubs, faucets, toilets, kitchen sink, and lavatory sinks – per builder designer specs
- 11 GPM Navien tankless gas water heater for house
- Gas to fireplaces, heating unit, water heater, dryer, range-top & front exterior sconce
- PEX system for water lines
- All PVC drain lines

FIREPLACE UNIT

- Family room fireplace: 42” wood burning – per builder designer specs

FLOORING

- Engineered sand and finished wood floors throughout including bedrooms and closets
- Solid wood treads (oak) on stairway – stained on site to match wood floor – per builder designer specs
- Paint grade stair risers
- Stain grade, round shoe molding

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4,592 sqft

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TILE

- Master bathroom: floor & shower/tub surrounds tile – per builder designer specs
- Spare full baths: floors & tub/shower surrounds tile – per builder designer specs
- Utility: floor tile – per builder designer specs
- 1st floor porches: floor tile – per builder designer specs
- Tile backsplash in kitchen – per builder designer specs
- Exterior balcony to be Molander waterproofing system with decorative finish overlay – per builder designer specs

LANDSCAPING & IRRIGATION

- Rain Bird irrigation system for plants
- Metal vine landscaping on stucco border wall

COUNTERTOPS

- Slab quartz tops in kitchen & butlers and powder bath – per builder designer specs
  - Builder will not warranty marble or any soft/porous stone slab tops in kitchen, butlers & utility
- Slab granite/marble tops in bathrooms – per builder designer specs
- Slab granite – utility – per builder designer specs

FENCE & RAILINGS

- 8' wood fence (vertical pickets) with treated rot board – per plan location – no stain
- 3ft iron fencing for front yard – per builder designer specs and locations
- 8ft stucco wall for side yard – per builder designer specs and locations

HARDWARE

- Hardware including exterior and interior door knobs/levers, cabinet knobs/pulls, bathroom accessories and address marker – per builder designer specs

OUTDOOR LIVING & ENTERTAINMENT

- Metal outdoor pergola
- Outdoor fireplace connected to main gas line
- Full artificial turf outdoors
- Outdoor speakers
- Additional exterior electrical outlets
- Outdoor lighting
- Pool safety net

FIREPLACE SURROUND

- Faux cast fireplace surround in family room – per builder designer specs

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3-4 Beds
3 full 2 half Baths
4,592 sqft

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HOME TECHNOLOGY & SECURITY

- Whole-home audio system
- Indoor security system
- Solar screens

INTERIOR FINISHES & DESIGN

- Custom wallpaper in downstairs powder bathroom
- Custom wallpaper in office
- Custom paint in all bedrooms
- Custom drapery and window coverings throughout
- home

MECHANICAL SYSTEMS & UTILITIES

- Generac whole-home generator
- Whole-home water filtration system
- Tankless water heater
- Electric vehicle (EV) charger

CLIMATE CONTROL

- Dedicated HVAC zone for primary bedroom,
- bathroom and closet
- Separate HVAC zoning for first and second floors

PAINT

- Interior paint: Three “standard” colors (1 for walls, ceiling, & trim and 1 stain color)
  - Sherwin Williams paint (flat on walls/ ceilings and satin finish on cabinetry & trim)
  - “Standard” colors are colors with a white, single base, requiring no additional coats or upgraded finishes / labor.
  - The buyer will incur upgrade costs for:
- Paint colors that require a deep base (ex. black, navy blue, red etc.)
- Different finishes (ex. eggshell, high-gloss, low-gloss or stain etc.)
- Additional colors or stains for accent walls, rooms, ceilings, trim, cabinets etc.
- Garage and closets paint are painted “standard” white (flat finish on walls & ceiling and satin finish on trim). If a buyer wants different color or finish, the buyer will incur the upgrade cost.
- Exterior paint: Two “standard” colors (1 for painted trim & accent. 1 for main stucco color)
- Exterior stain: 1 stain color for garage door and outdoor ceiling
- Level 3 sheetrock finish – requires a texture
- Outdoor ceilings to be wood

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4,592 sqft

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OTHER

- Interior appliances – per builder designer specs
- Frameless shower enclosure in master bath and spare bath #2
- Plate glass mirrors for bath vanities (height to stop at top of doors)
- Aluminum gutters (5” ogee style aluminum gutter with 4” round downspouts) – locations to be determined by installer.
- Landscaping including irrigation and drainage – per builder designer specs



Parks, Trails & Outdoor Spaces

1. **Levy Park**
   3801 Eastside St, Houston, TX 77098
2. **Evelyn's Park**
   4400 Bellaire Blvd, Bellaire, TX 77401
3. **MemorialPark**
   7575 N Picnic Ln, Houston, TX 77007
4. **Buffalo Bayou Park Trail**
   18-3600 Allen Pkwy, Houston, TX 77019
5. **Fleming Park**
   1901 Sunset Blvd, Houston, TX 77005
6. **Wier Park**
   3012 Nottingham St, West University Place, TX 77005

Schools

1. **River Oaks Elementary School**
   2008 Kirby Dr, Houston, TX 77019
2. **St. Anne Catholic School**
   2120 Westheimer Rd, Houston, TX 77098
3. **Childrens Hour Montessori LLC**
   1913 SW Freeway Service Rd, Houston, TX 77098
4. **University of St. Thomas**
   3800 Montrose Blvd, Houston, TX 77006
5. **Houston City College – Central Campus**
   1300 Holman St, Houston, TX 77004
6. **Texas Southern University**
   3100 Cleburne St, Houston, TX 77004

Markets

1. **Central Market**
   3815 Westheimer Rd, Houston, TX 77027
2. **Costco Wholesale**
   3836 Richmond Ave, Houston, TX 77027
3. **Trader Joe's**
   2922 S Shepherd Dr, Houston, TX 77098
4. **Kroger**
   5150 Buffalo Speedway, Houston, TX 77005
5. **H-E-B**
   5225 Buffalo Speedway, Houston, TX 77005
6. **Whole Foods Market**
   701 Waugh Dr, Houston, TX 77019
7. **T.J. Maxx**
   1554 W Gray St, Houston, TX 77019

Dining

1. **Hugo's**
   1600 Westheimer Rd, Houston, TX 77006
2. **Cuchara**
   214 Fairview St Ste 1, Houston, TX 77006
3. **Pho Saigon**
   2808 Milam St D, Houston, TX 77006
4. **Frenchy's Chicken**
   3602 Scott St, Houston, TX 77004
5. **Popeyes Louisiana Kitchen**
   2420 Scott St, Houston, TX 77004











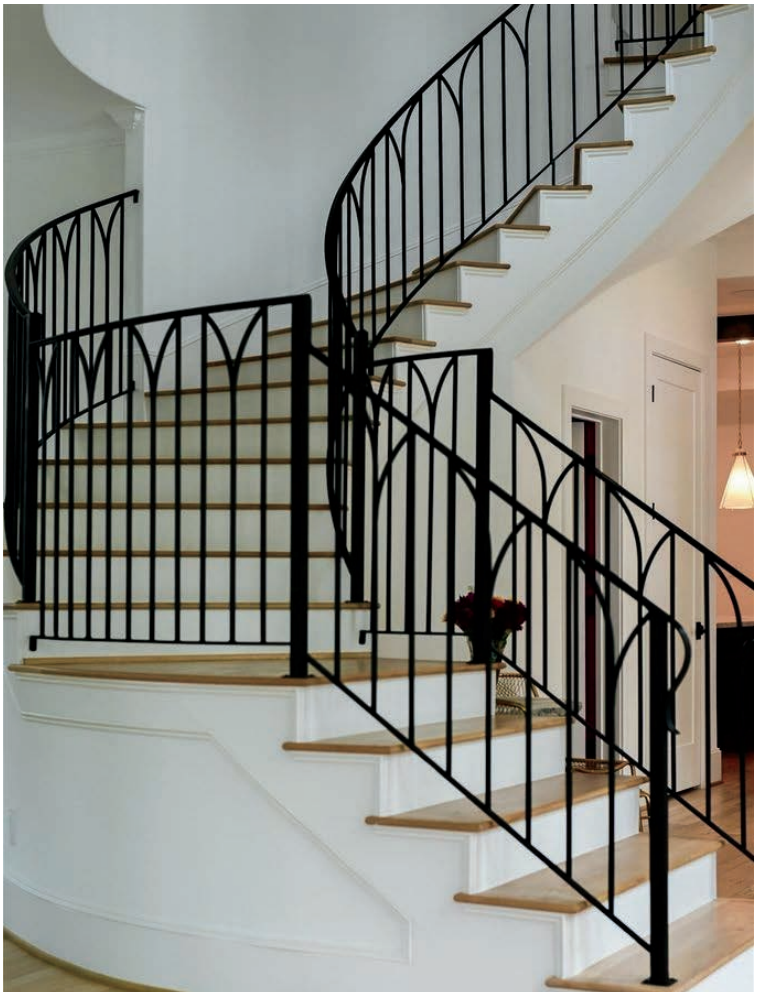







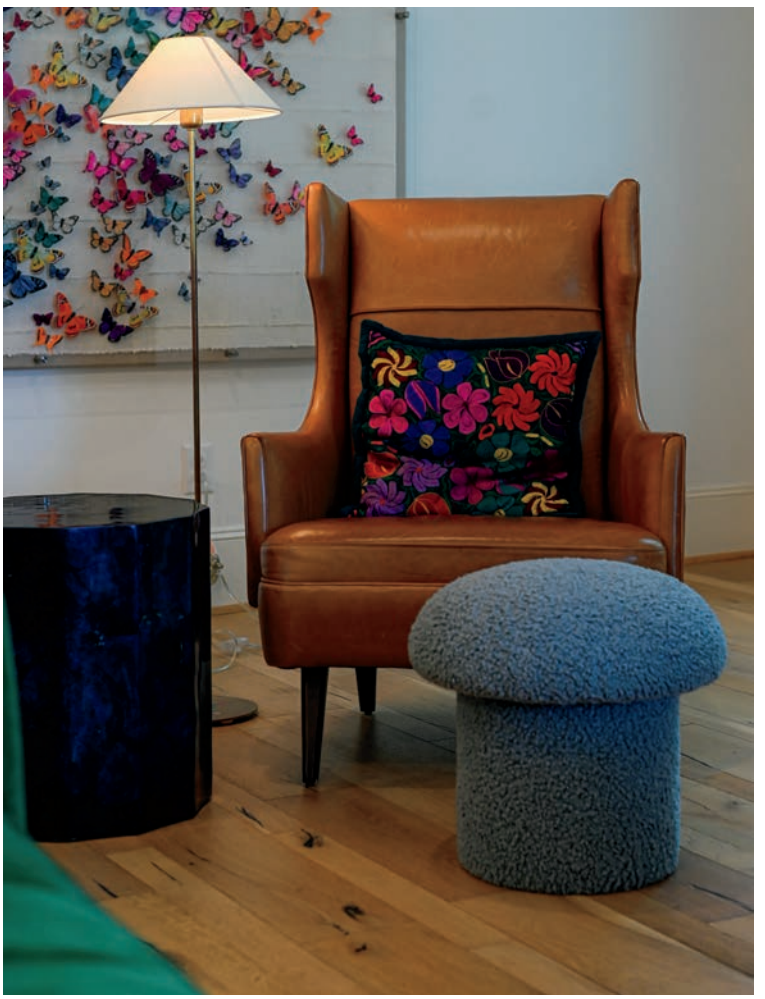





















SHOWROOM SELECTIONS

KITCHEN



Thermador Rangetop
TPCG486WD Stainless Steel



Thermador Insert
TVCIN48GWS Stainless Steell



Thermador Freezerless Refrigerator
TT30IR900SP Custom Panel



Thermador Door Panel
TTFL30IR800 Stainless Steel



Thermador Upright Freezer
TT18IF901SP Custom Panel



Thermador Part & Accessory
TTFL18IR800 Stainless Steel

SHOWROOM SELECTIONS

KITCHEN



Thermador Handles & Knobs
TMS36HNDL20 Stainless Steel
Qty: 2



Thermador Double Electric Wall Oven
TME302WS Stainless Steel



Thermador Built-In Dishwasher
TDWHD650WFM Masterpiece Handle



Thermador Microwave Drawer
TMD24WS Stainless Steel

BUTLERS



Uline Wine Cooler
UU1024WCS00B Stainless Frame



Uline Ice Maker
UUCLR1215S40B Stainless Solid

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THANK YOU

CONTACT US FOR MORE INFORMATION



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