

From the Mid to High \$600s

REINERMAN TERRACE

Detached
Single Family,
Roof-top Terraces, Yards



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ReinermanTerrace.com

Features



GENERAL DESCRIPTION

- *Designed by award winning architects Sullivan, Steven, Henry, Oggero Associates*
- *Interior is approximately 2500 to 2700 sf per builder*
- *3 Bedrooms/3.5 Baths*
- *Oversized 2-car garage with epoxy finish & keyless entry*
- *Blend of single family and town-homes all with panoramic view of city skyline from 4th floor roof terrace*
- *No maintenance fees*
- *Restoration Hardware light fixture package thruout interiors*
- *Moen Plumbing fixtures*
- *Extensive millwork*
- *4" Oak plank hardwoods on all stairways*
- *Yard space*

FIRST FLOOR

- *Divided light Mahogany front door*
- *Italian Carrara marble entry*
- *Double doors to downstairs bedroom/study with generous walk-in closet. Perfect for home office or roommate.*
- *Full bath with limestone counter*
- *French doors leading to the yard space*

SECOND FLOOR

- *Solid 4" oak wood flooring throughout*

Kitchen

- *1x4 Oak Plank floors*
- *Italian Carrara marble countertops*

- *Beveled subway tile backsplash*
- *Expansive kitchen island with extended counter top for comfortable seating and entertaining*
- *Stainless Steel Thermador 6 burner professional grade gas range and dishwasher*
- *Floating stainless vent hood*
- *Sharp Stainless Steel Microwave*
- *Dry bar with wine cooler*
- *Midcontinent furniture grade cabinets featuring soft close drawers/doors and dove tail construction, under cabinet lighting*

Living/Dining Room

- *Open concept with two sets of french Mahogany doors leading to the balcony which runs the width of the home*
- *Pre-wired for surround sound theater system*
- *Powder room with pedestal sink and Moen fixture*
- *Beveled top subway tile surround*
- *Carrara penny tile mosaic flooring*

THIRD FLOOR

Master Suite

- *Designer grade carpet*
- *Operable French door with awnings (per plan)*
- *Large walk in closets with extensive built ins and seasonal pull downs*
- *Master bath with dual vanities, large marble shower with corner bench, oversized shower head and frameless glass enclosure, 6' whirlpool tub*

Guest Bedroom

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

FOURTH FLOOR

- *Rooftop terrace with skyline views*
- *Gas and water connections*
- *Extra storage in floored attic*
- *Large unfinished mechanical room*

BUILDING SPECIFICATIONS

- *Dual paned RAM insulated glass windows*
- *Structural engineered foundation constructed on a compact select fill pad*
- *RUUD HVAC 3 zone 16 seer high efficiency A/C and low cost gas heating*
- *R-19 insulation in exterior walls and R-30 insulation in attic*
- *Seamless gutters*
- *11' & 12' ceiling heights (per plan)*
- *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 with ornamental iron fencing and landscaped entries*
- *Conventional three coat stucco system & St. Joe inspired brick*
- *Integrated stamped ebonized concrete drives & walks*



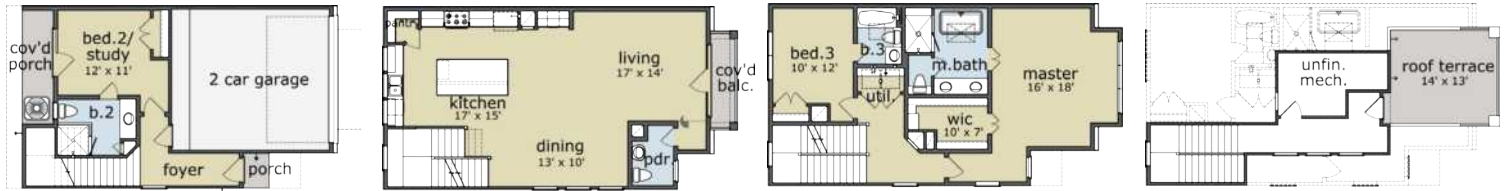
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Floorplans

PLAN A1 | 3 beds | 3.5 baths | 2600 sf



PLAN A2 | 3 beds | 3.5 baths | 2551 sf



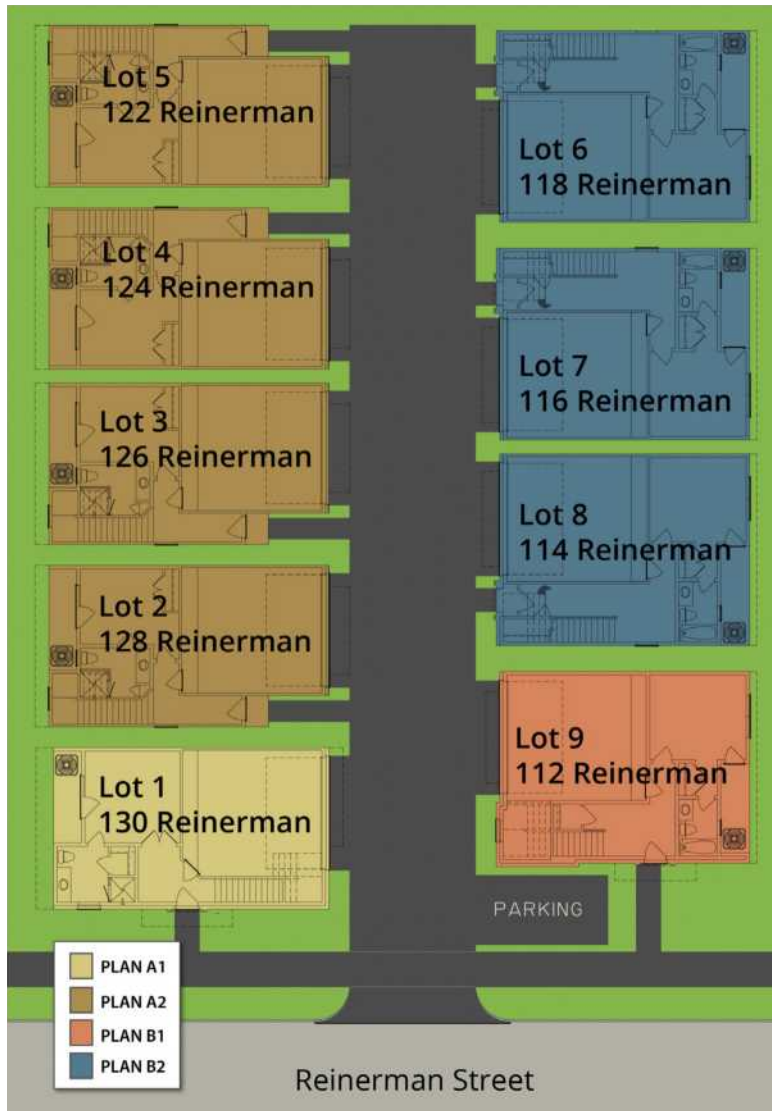
PLAN B1 | 3 beds | 3.5 baths | 2720 sf



PLAN B2 | 3 beds | 3.5 baths | 2750 sf



Available Homes



130 Reinerman - Lot #1
3 beds | 3.5 baths | 2600 sf

128 Reinerman - Lot #2
3 beds | 3.5 baths | 2551 sf

126 Reinerman - Lot #3
3 beds | 3.5 baths | 2551 sf

124 Reinerman - Lot #4
3 beds | 3.5 baths | 2551 sf

122 Reinerman - Lot #5
3 beds | 3.5 baths | 2551 sf

118 Reinerman - Lot #6
3 beds | 3.5 baths | 2750 sf

116 Reinerman - Lot #7
3 beds | 3.5 baths | 2750 sf

114 Reinerman - Lot #8
3 beds | 3.5 baths | 2750 sf

112 Reinerman - Lot #9
3 beds | 3.5 baths | 2720 sf

The Neighborhood

RICE MILITARY

Rice Military is less than 8 minutes from Downtown and 8 minutes from the Galleria. Rice Military is Houston's hot spot for places to live, perfectly located between River Oaks and 1-10. Washington Avenue, often referred to as "Restaurant Row" is home to some of Houston's latest and greatest restaurants. Only minutes away from Memorial Park and Buffalo Bayou, this is a great place to call home.



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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