

# WYNNWOOD

GROUP



COMMUNITY ADDRESS:  
1204 W 22ND STREET, HOUSTON, TX 77008





Live in the heart of the vibrant Shady Acres neighborhood, where residents live steps away from top rated restaurants and bars.



# FLOOR PLANS

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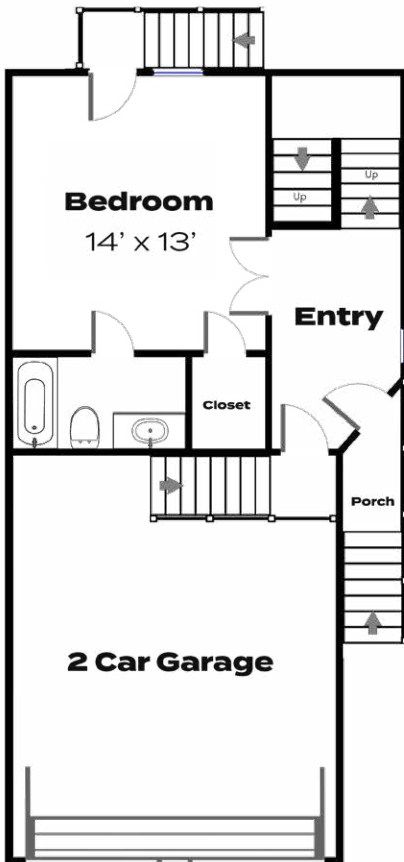
# MODEL A

2,552 SQFT

3 BED

3.5 BATH

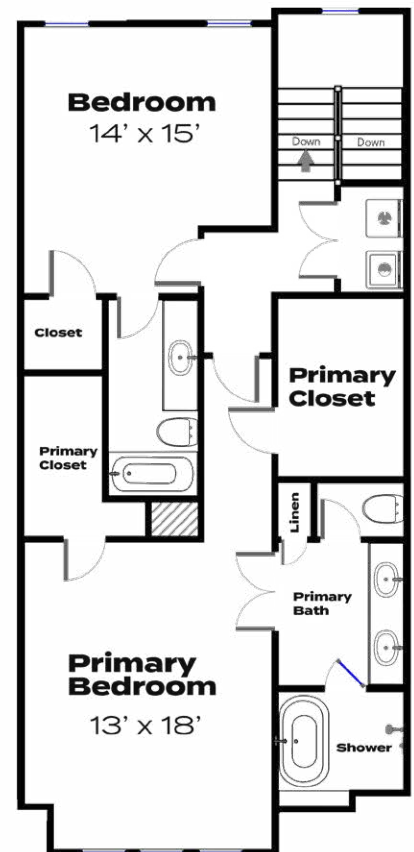
2 CAR GARAGE



**First Floor**



**Second Floor**



**Third Floor**



# MODEL B

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2,524 SQFT

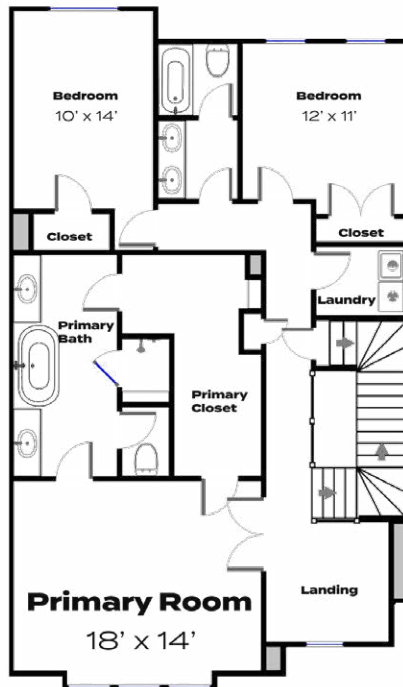
3 BED

3.5 BATH

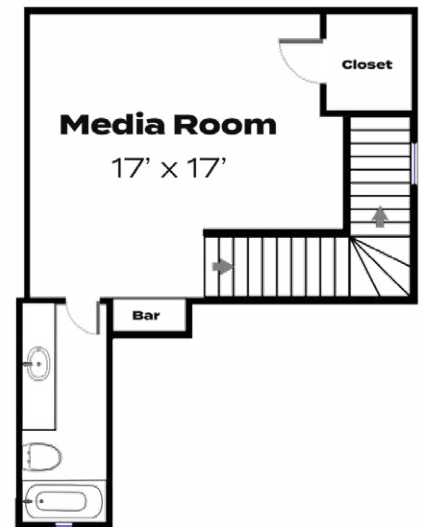
2 CAR GARAGE



**1st Floor**



**2nd Floor**



**3rd Floor**

# SITEMAP

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**WEST 22ND STREET**

**1206 B**  
**SOLD**

**1202 A**  
**SOLD**

**1206 A**  
**SOLD**

**1202 B**  
**SOLD**

**1204 E**

**1204 D**  
**SOLD**

**1204 C**  
**SOLD**

**1204 B**

**1204 A**

# SELECTIONS PACKAGE

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# INTERIOR FINISHES

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## FLOORING

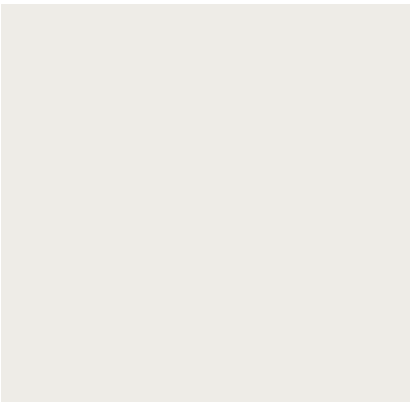


AVALON COLLECTION EURO  
OAK GARETH  
7 ½" WIDE PLANKS



CARPET

## PAINT



INTERIOR WALLS  
SW 7015 REPOSE GRAY



TRIMS & ACCENTS  
SW 7005 PURE WHITE

DISCLAIMER: BUYER ACKNOWLEDGES THAT SELECTIONS MAY NOT REPRESENT EXACTLY THE PROPERTY. SELECTIONS ARE SUBJECT TO CHANGE DEPENDING ON AVAILABILITY, CHANGES IN DESIGN AND COMPONENTS MADE AFTER THE CONSTRUCTION OF THE PROPERTY. SELLER, AT SELLER'S DISCRETION, RESERVES THE RIGHT TO CHANGE SELECTIONS AND SPECIFICATIONS WITHOUT NOTIFICATION. THE SELECTION PACKAGE SUPERSEDES ANY PROPERTY DESCRIPTION INCLUDING BUT NOT LIMITED TO PROPERTY WEBSITES, FLOOR PLANS, MARKETING CAMPAIGNS, MULTIPLE LISTING SERVICES, SOCIAL MEDIA CAMPAIGNS, ETC.

# INTERIOR FINISHES

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## MILLWORK



DOOR CASING



WOODEN CLOSET RODS  
STAINED & SHELVING



BASEBOARDS

## STAIRS



- STAIR PARTS – SQUARE BLACK IRON
- RAILING – STAINED DARK WALNUT
- TREADS TO MATCH WOOD FLOORING
- RISERS TO MATCH TRIM COLOR

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# INTERIOR FINISHES

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## LIGHTING FIXTURES



## DOORS AND HARDWARE



8' MAHOGANY 6 LITE  
ENTRY DOOR



8' DOUBLE 1 LITE



MODERN BLACK  
MATTE HARDWARE



5/6 PANEL HC RIVERSIDE  
INTERIOR DOORS

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# INTERIOR FINISHES

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## KITCHEN



WHITE SHAKER  
CABINETS



CALACATTA  
ISLAND TOP



2X4 ICE BEVEL  
HERRING BONE PATTERN



BLACK MATTE  
SPRING SPOUT  
PULL DOWN FAUCET



STAINLESS STEEL  
FARMHOUSE SINK

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# INTERIOR FINISHES

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## KITCHEN



KITCHENAID  
GAS STOVE



BEVERAGE COOLER



KITCHENAID  
MICROWAVE



KITCHENAID  
DISHWASHER



KITCHENAID  
OVEN

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# INTERIOR FINISHES

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## BATHROOM



8X8 KENNZI BRINA  
GROUT BRIGHT WHITE



PEDESTAL SINK



L-MOLD MIRRORS

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# INTERIOR FINISHES

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## BATHROOM



60" FREESTANDING  
SOAKER TUB



FREESTANDING MATTE  
BLACK TUB FILLER  
W/HAND SPRAYER



WALL MOUNT  
WIDSEET TUB FILLER



SQUARE RAIN SHOWER HEAD,  
HAND SPRAYER & BODY JETS



L-MOLD MIRRORS

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# INTERIOR FINISHES

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## BATHROOM FLOORING AND TILE



24X48 DURBAN  
ANTHRICE POLISHED  
STAGGERED PATTERN



24 X 48 DURBAN  
ANTHRICE PATTERN  
VERTICAL 1/3



12X 24 EDEN BARDIGLIO POLISHED,  
STAGGERED PATTERN.  
GROUT DELOREAN GRAY

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# OPTIONAL UPGRADES

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KITCHENAID  
FRENCH DOOR FRIDGE



WHIRLPOOL  
WASHER



WHIRLPOOL  
DRYER



WOOD FLOORS IN  
BEDROOMS, CLOSETS &  
GAMEROOM



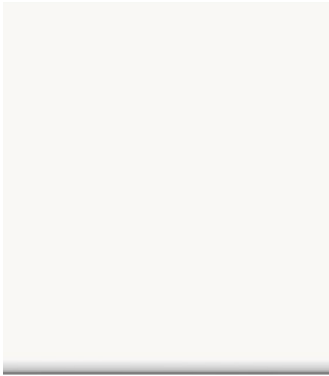
2" FAUXWOOD BLINDS

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# EXTERIOR

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## PAINT



SNOWBOUND



TRICORN BLACK

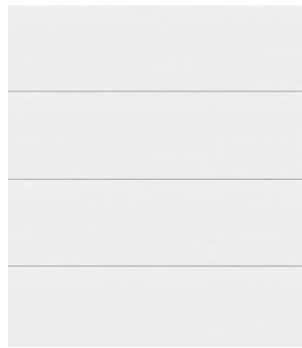
## EXTERIOR ITEMS



30 YEAR  
CHARCOAL SHINGLES



WHITE VINYL  
WINDOWS



TRIM



VERTICAL  
BALCONY RAILS

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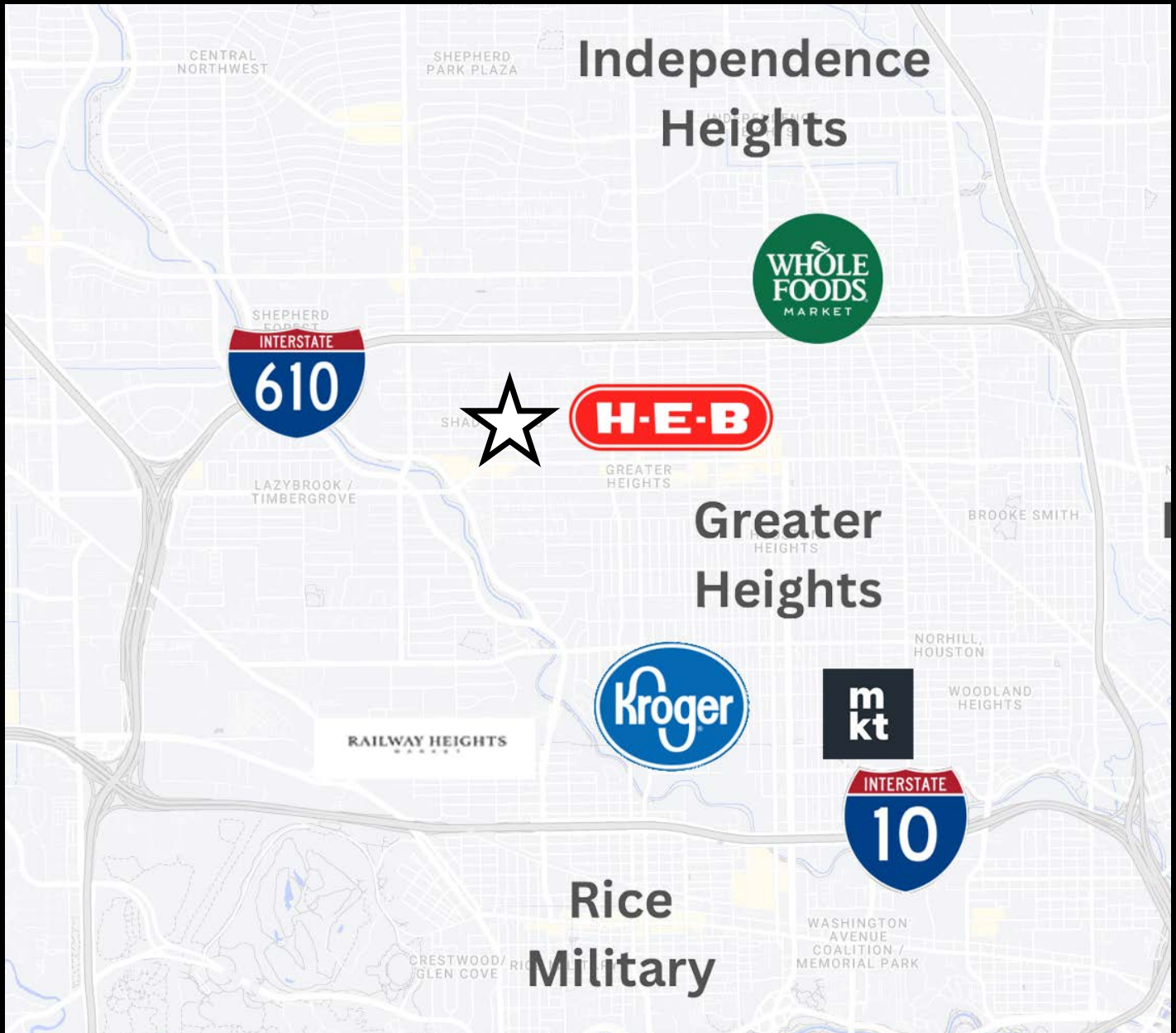
# COMMUNITY

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# LOCATION

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1204 W 22ND STREET, HOUSTON, TX 77008



# COMMUNITY INFORMATION

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## Shopping

M-K-T

339 W 19th St

Railway Heights

2032 Karbach St

## Groceries

H-E-B

2300 N Shepherd Dr

Kroger

1035 N Shepherd Dr

Whole Foods

101 N Loop W

## Parks

Wright-Bembry Park

840 W 23rd St

Jaycee Park

1300 Seamist Dr

Memorial Park

6799 Haskell St

# COMMUNITY INFORMATION

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## Schools

Houston ISD

[houstonisd.org](http://houstonisd.org)

Sinclair ES

6410 Grovewood Ln

Hamilton MS

139 E 20th St

Waltrip High School

1900 W 34th St

## Utilities and Services

Police

33 Artesian Pl

Fire

1602 Seamist Dr

Post Office

1300 W 19th St

Electricity (Centerpoint)

4220 Laura Koppe Rd

Telephone and Cable (AT&T)

2802 N Shepherd Dr

Telephone and Cable (Xfnity)

1901 Taylor St

## Hospital

Memorial Hermann Greater Heights Hospital

1635 N Loop W

# COMMUNITY INFORMATION

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## Taxes

Tax Rate

2.56% Tax Rate

## Warranty

[Click Here to View](#)

1-2-10 Warranty  
(1st Year Builder Covers Everything,  
2nd Year Builder Covers M.E.P., 10 Year  
Structural Warranty)

## No HOA





## SALES INFORMATION



**NATALIE GARZA**

REALTOR ASSOCIATE

CELL: 713.344.8764

OFFICE: 832.696.5779

EMAIL: [SALES@WYNNWOODGROUP.COM](mailto:SALES@WYNNWOODGROUP.COM)

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### **Preferred Lender:**

CrossCountry Mortgage

Michael Harrington

832.476.7084

[michael.harrington@ccm.com](mailto:michael.harrington@ccm.com)

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Pre-Qualify**

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AND COMMUNITIES  
THROUGH REAL ESTATE

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