



# PALISADES PARK

A community of Two & Three Level Residences in Timbergrove

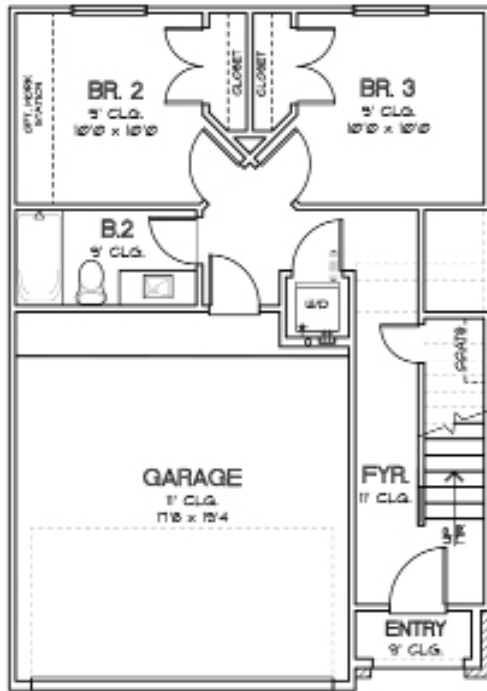


To learn more about this community, please contact:

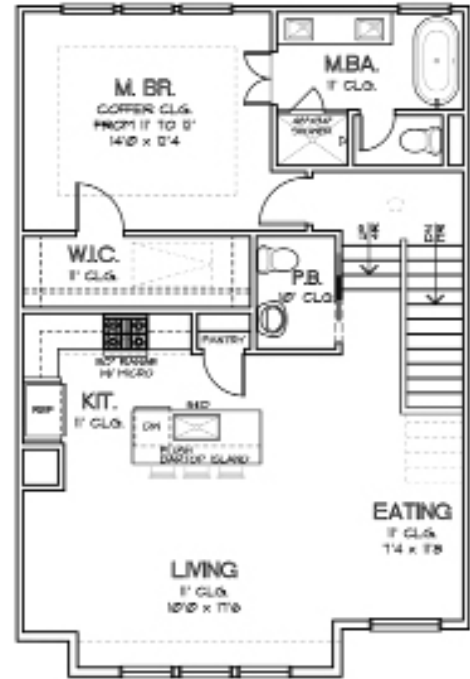
**Michael Afshari** | 832.875.3252  
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CHOICE IS THE ULTIMATE LUXURY





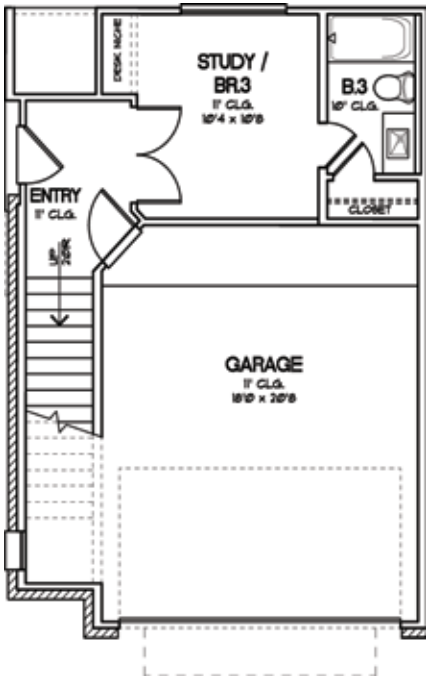
FIRST FLOOR



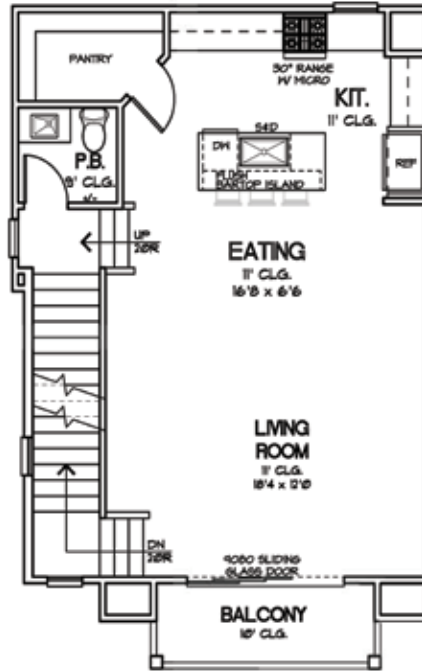
SECOND FLOOR



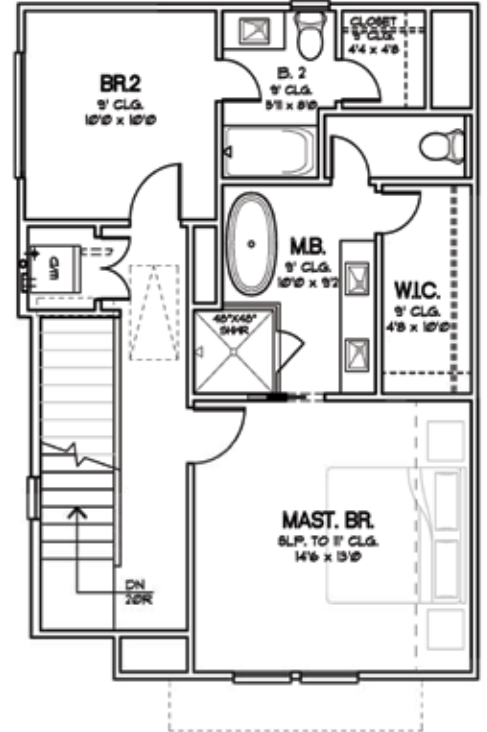
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FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



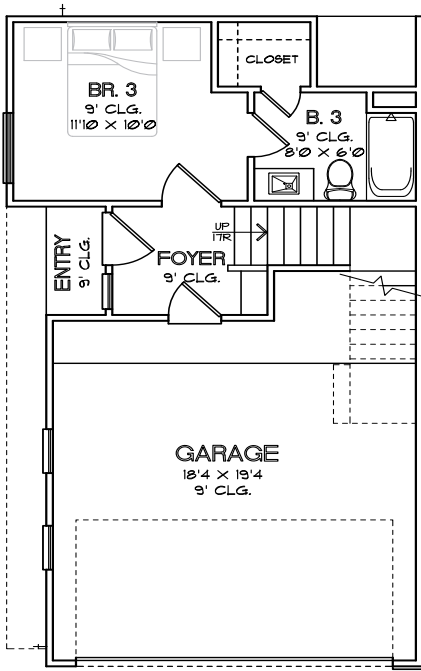
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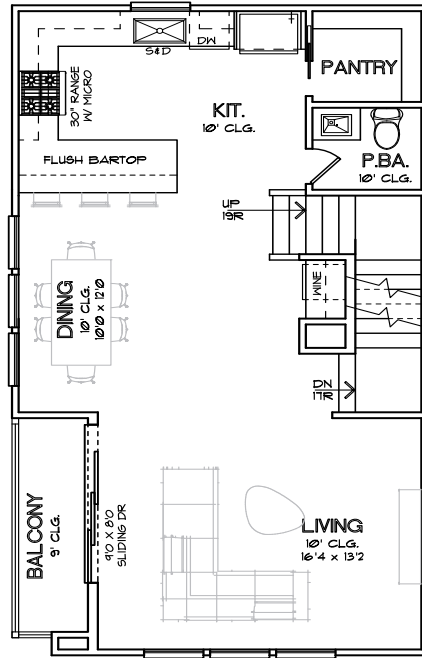


CITY HOMES  
CHOICE

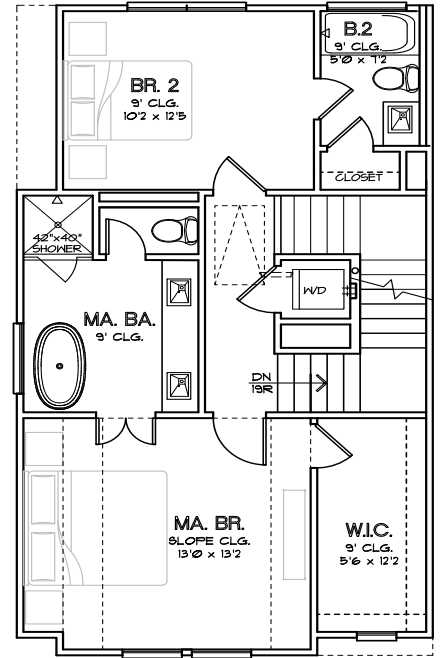
PALISADES PARK  
1,734 SQ.FT.



FIRST FLOOR



SECOND FLOOR

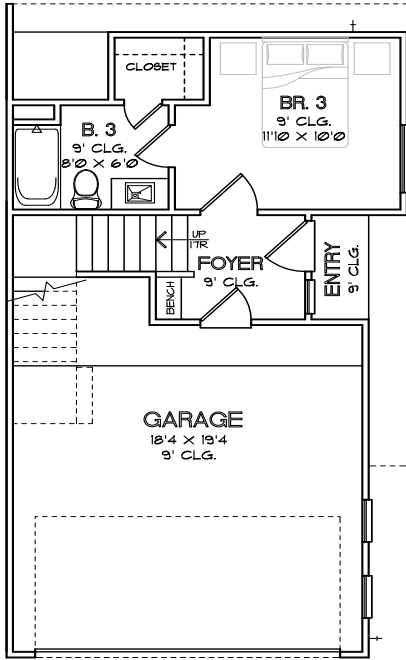


THIRD FLOOR

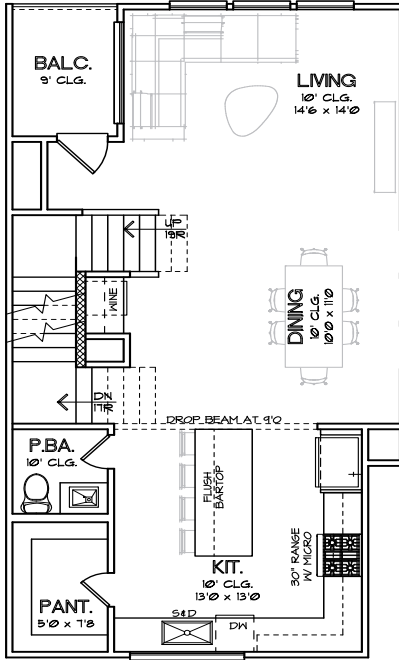


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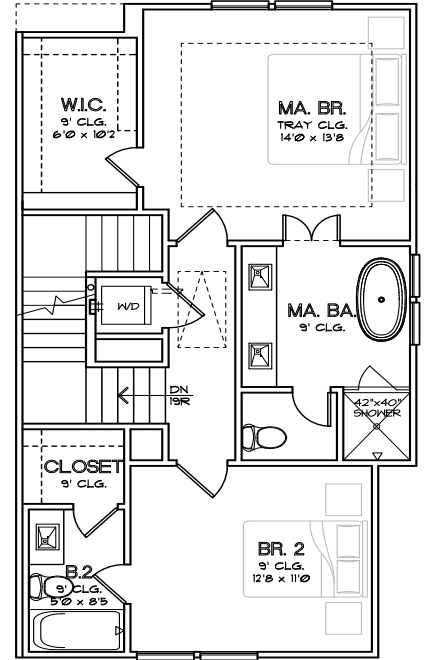




FIRST FLOOR



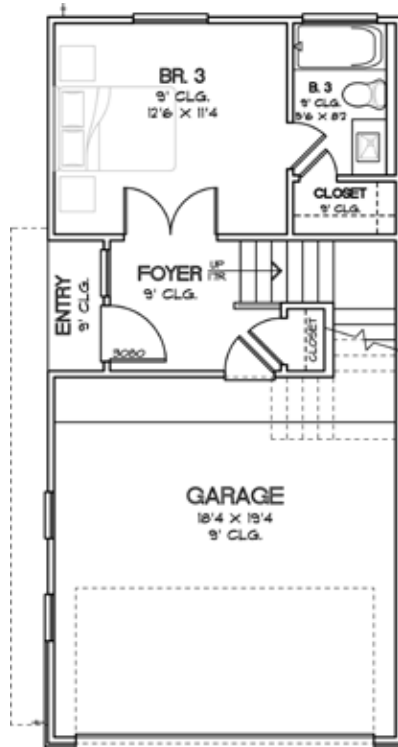
SECOND FLOOR



THIRD FLOOR



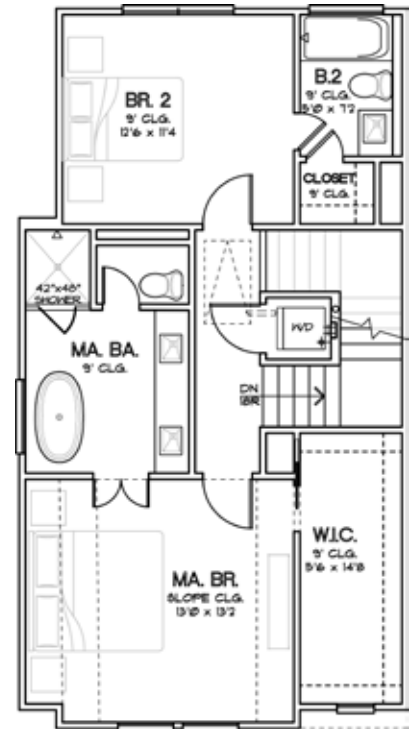
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FIRST FLOOR



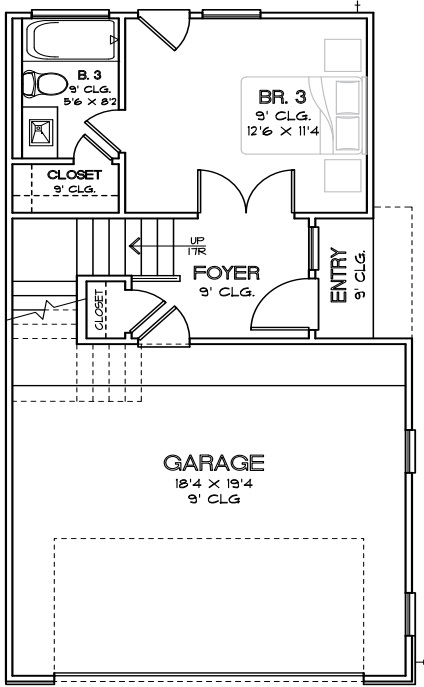
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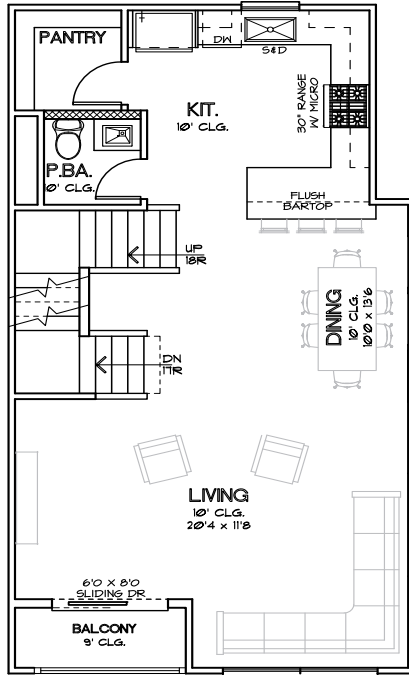
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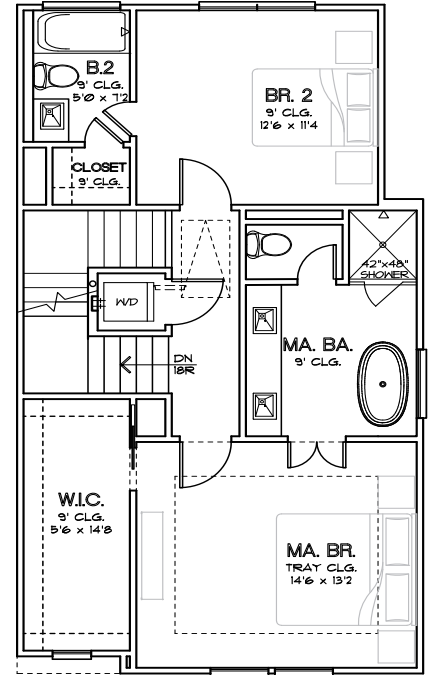
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FIRST FLOOR



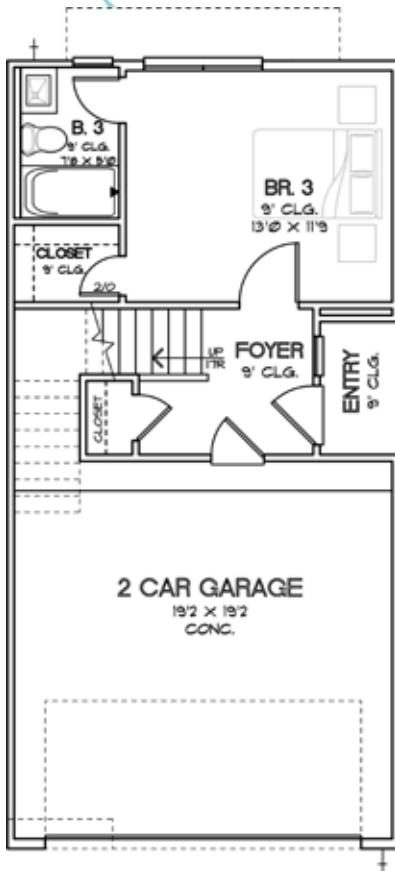
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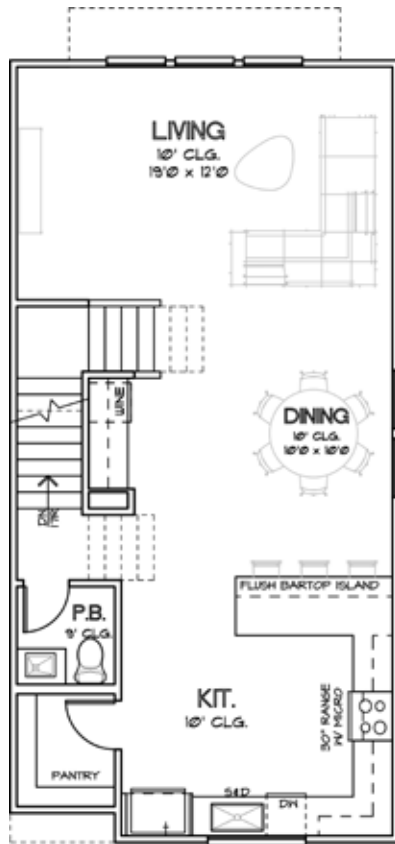
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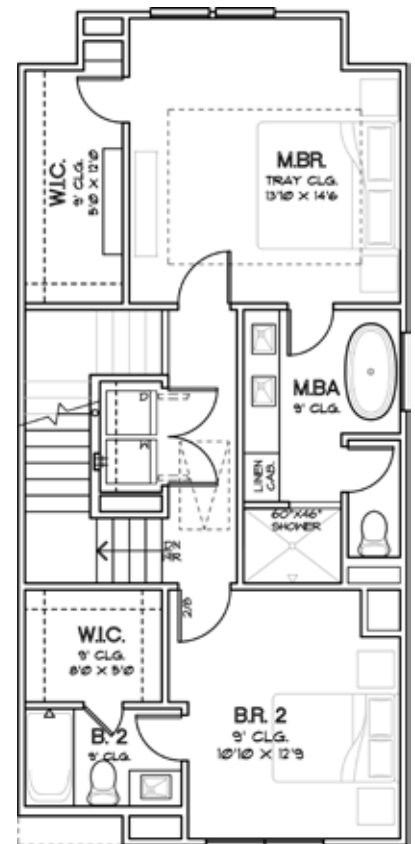
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FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



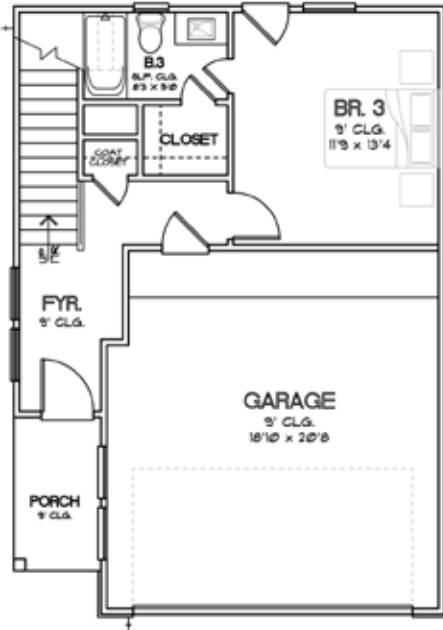
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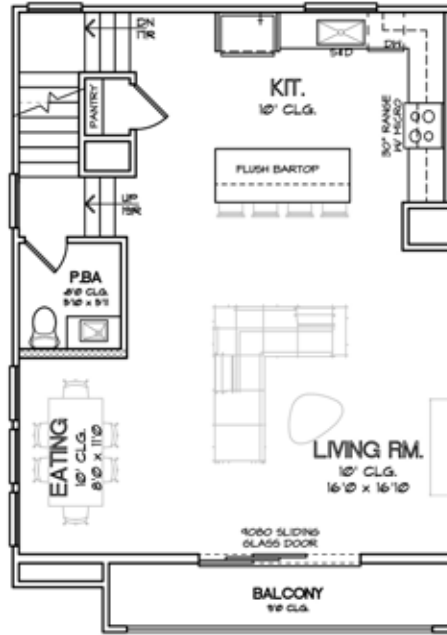


CITY HOMES  
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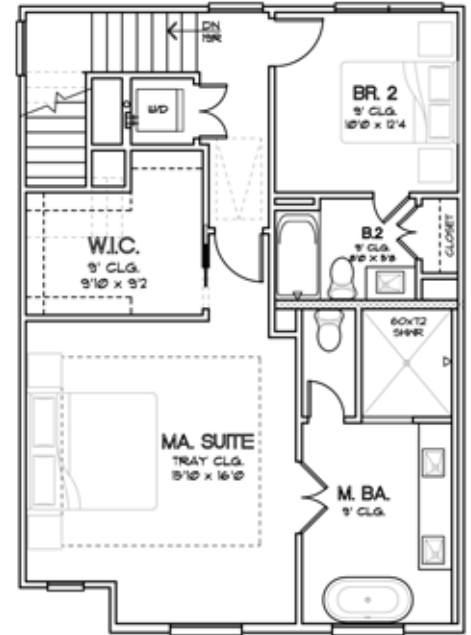
PALISADES PARK  
1,966 SQ.FT.



FIRST FLOOR



SECOND FLOOR

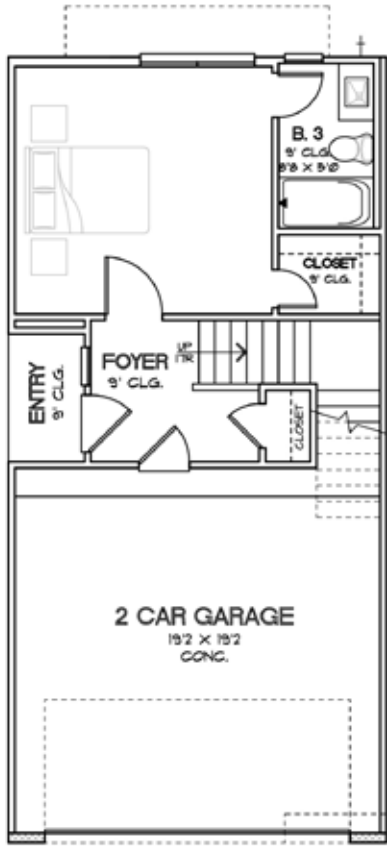


THIRD FLOOR



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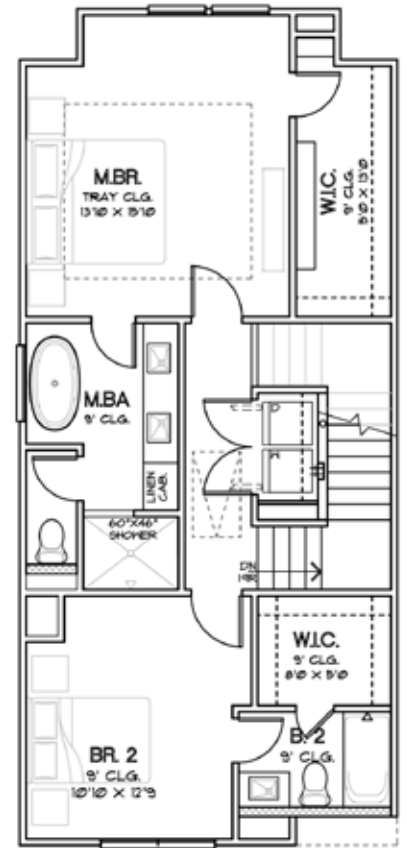




FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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# PALISADES PARK

## FEATURES & SPECIFICATIONS

### FIRST FLOOR (ENTRY WAY, FIRST BEDROOM, FIRST BATHROOM)

- Engineered Swiss Flooring in Entry Hall
- Coat Closet
- First Bedroom with Engineered Swiss Flooring
- Designer Porcelain Floors in Bathroom and Shower
- Quartz Countertops
- Undermounted Sink
- Modern Chrome Plumbing Fixtures
- Laminate Wood Steps up to Second Floor

### SECOND FLOOR (KITCHEN, DINING, LIVING ROOM)

- Engineered Swiss Flooring throughout Second Floor
- Laminate Wood Treads
- Quartz Countertops
- Subway Tile Backsplash
- Shaker Cabinetry
- Powder Room with Pedestal Sink

### THIRD FLOOR

- Engineered Swiss Flooring in Hallways
- Laminate Wood Treads on Stairs/Risers

#### Master Bathroom

- Engineered Swiss Flooring
- Designer Porcelain Floors in Bathroom and Shower
- Free-Standing Soaking Tub
- Frameless Glass Shower
- Modern Chrome Plumbing Fixtures
- Undermounted Sink
- Quartz Countertops
- Mirrors
- Shaker Cabinetry

#### Secondary Bathroom

- Designer Porcelain Flooring and Paneling in Shower
- Quartz Countertops
- Undermounted Sink
- Modern Chrome Plumbing Fixtures
- Shaker Cabinetry

### MECHANICAL SPECIFICATIONS

#### Foundation

- Engineered Post Tension Foundation
- 3,000 PSI Concrete
- Engineered Building Pads

#### Frame and Cornice

- Engineered Structural Framing
- 2"x4" Stud Grade Fire Walls, Every 16" (+or-) O.C.
- Yellow Pine Ceiling Joints 16" (+or-) O.C.
- Yellow Pine Rafters, 16" (+or-) O.C.
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing
- Engineered Wood Trusses Per Floor

- 3/4" Tongue and Groove Subfloor
- Cem Plank Siding
- All Subfloor is Glued, Nailed and Screwed
- Anthony Power Beams
- Windstorm Per Plans and Codes

#### Windows

- Vinyl Frame, Insulated (Double Pane), Clear Glass with Low-E

#### Ceiling Heights

- Varies from 9'-12' - See Floor Plan

#### Exterior

- HardiPlank siding or Hardi Stucco Board
- Sherwin Williams Conflex Elastomeric Coating
- 30-Year Roof Shingle

#### Air Conditioning and Heating

- 16 SEER System
- Name Brand Condensing Unit
- Name Brand Furnace
- R-8/6 Silver Flex Duct in Attic
- Programmable Thermostats

#### Electrical

- All Copper Wiring throughout the House
- GFI Safety Switches where Required by Codes
- 125 AMP Main Electric Panel
- All Other Electrical Wiring as Per Floor Plans
- Recessed Can Lighting

#### Plumbing

- CPVC Vents and Drain Pipes
- Black Steel Pipes for Gas
- Insulated Exposed Water Lines
- 40-Gallon Water Heater

#### Insulation

Area:	Material:	R-Value:	Thickness:
Exterior Walls	Batt	R-19	5"
Cold Floors	Batt	R-19	6.25"
Ceilings	Batt	R-19	5"
Attic	Blown	R-38	12"

#### Appliances

- Dishwasher: Samsung DW80M2020US
- Cooktop: Samsung NX58K3310SS
- Microwave: Samsung ME16K3000AS

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CHOICE

# PALISADES PARK

## SECTION 3 SITE PLAN



To learn more about this community, please contact:

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