

ROSS HOMES

MODERN DUPLEXES



T & J HOMES



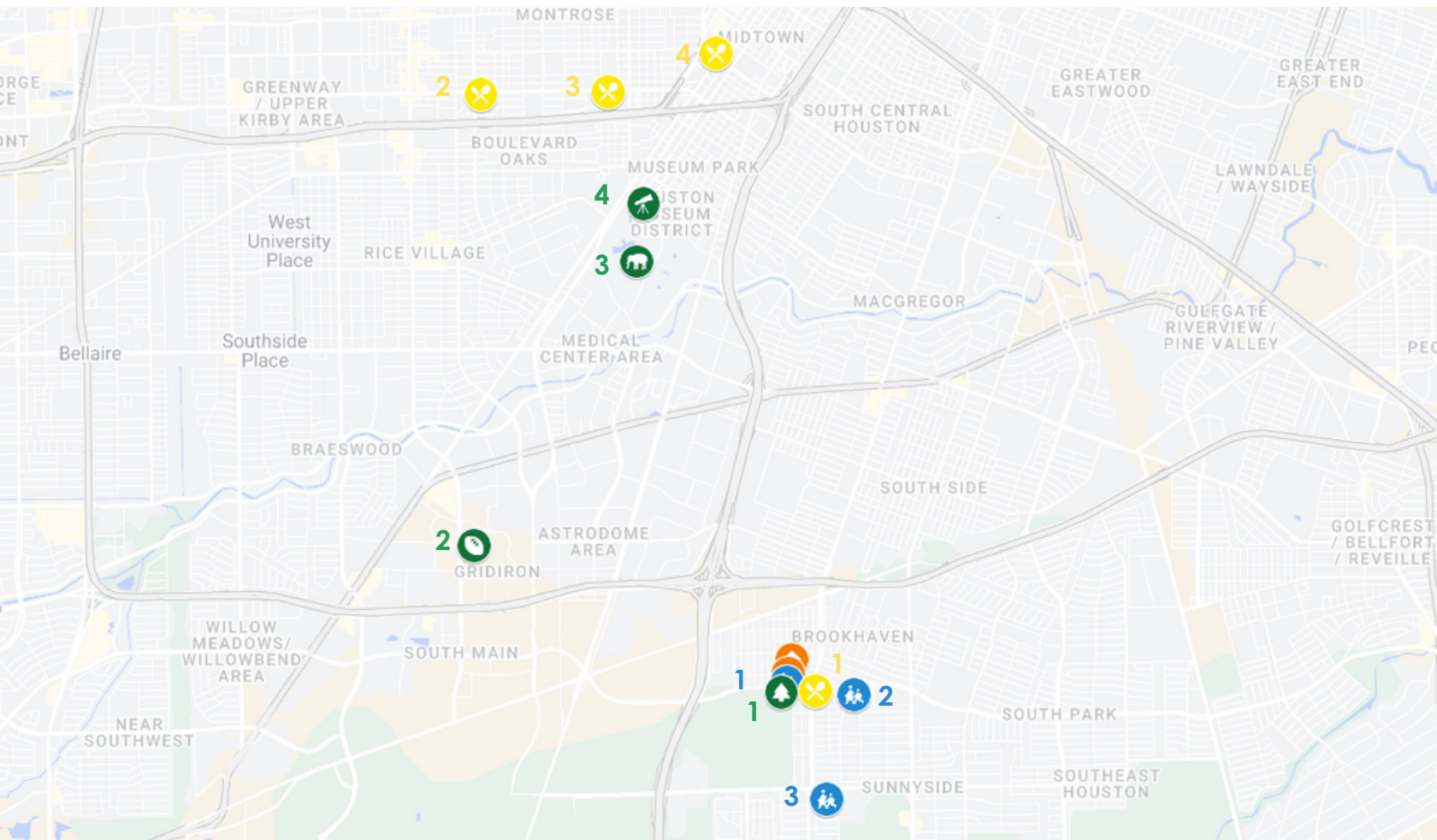
Welcome to **Ross Homes**

Nestled in Sunnyside Place, this modern duplex exemplifies contemporary living with its sleek design and upscale finishes. Each unit boasts three bedrooms and two and a half bathrooms. Upon entering, guests are greeted by an expansive open-concept living area adorned with Level 3 quartz countertops with a striking waterfall island. The kitchen is equipped with state-of-the-art stainless steel appliances, complemented by matte black hardware, fixtures & under cabinet lighting. There is no carpet! Natural light pours through large windows as well as upgraded recessed lighting throughout the home. Investors, make this your next income-producing property. Or move into one unit & lease out the second unit to begin your real estate portfolio!



SCAN HERE FOR THE TRADITIONAL LOOKBOOK

Location



Schools

- 1 **Young Elementary School**
 - 3555 W Belfort Ave, Houston, TX 77051
- 2 **Attucks Junior High School**
 - Houston, TX 77051
- 3 **Worthing High School**
 - 9215 Scott St, Houston, TX 77051

Dining & Nightlife

- 1 **Butter Funk Kitchen**
 - 8511 Scott St Suite G, Houston, TX 77051
- 2 **Trill Burgers**
 - 3607 S Shepherd Dr, Houston, TX 77098
- 3 **The Pit Room**
 - 1201 Richmond Ave., Houston, TX 77006
- 4 **The Breakfast Klub**
 - 3711 Travis St, Houston, TX 77002

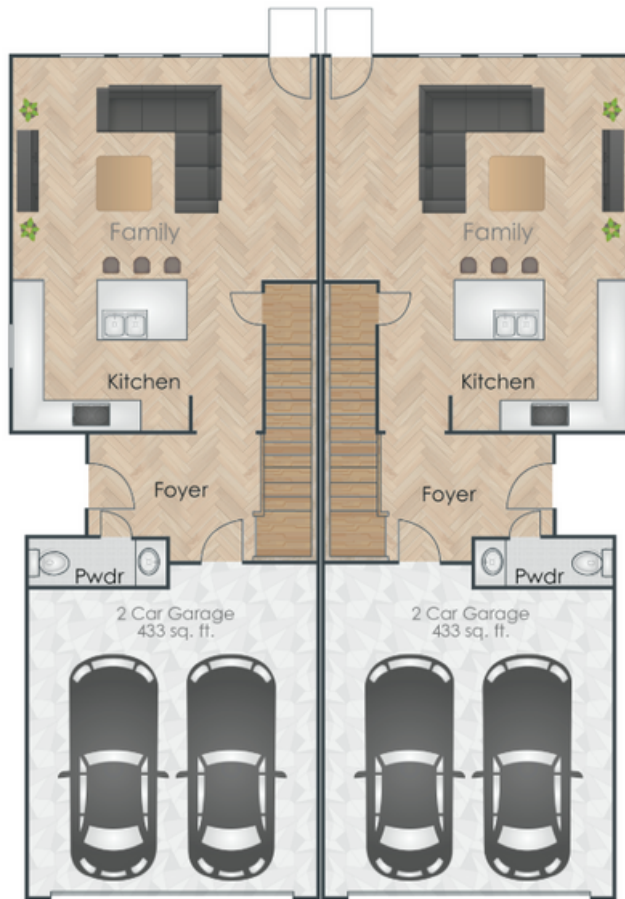
Parks & Recreation

- 1 **Sunnyside Community Center**
 - 3502 W Belfort Ave, Houston, TX 77051
- 2 **NRG Stadium**
 - NRG Pkwy, Houston, TX 77054
- 3 **Houston Zoo**
 - 6200 Hermann Park Dr, Houston, TX 77030
- 4 **Houston Museum of Natural Science**
 - 5555 Hermann Park Dr, Houston, TX 77030

Modern Floor Plan

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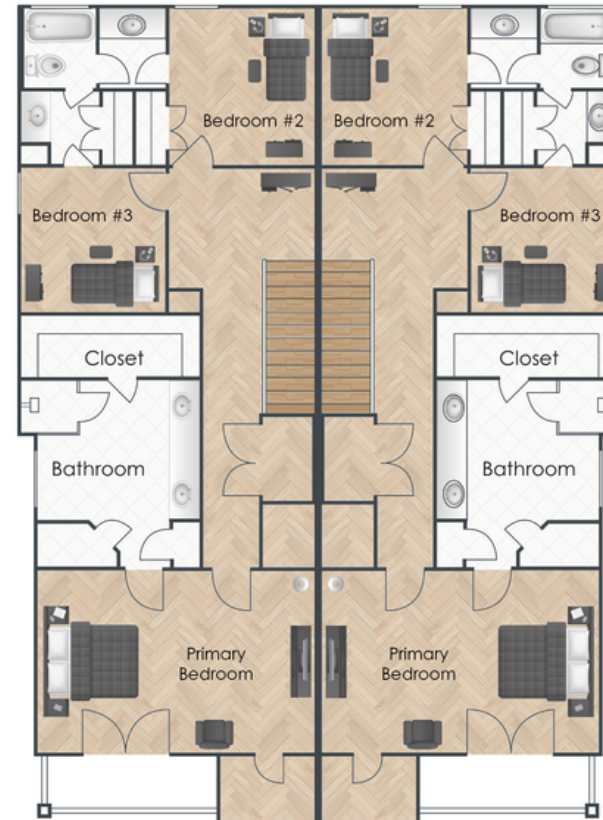
1ST FLOOR



UNIT A - 1,792 sqft UNIT B - 1,792 sqft

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2ND FLOOR



UNIT A

UNIT B

Addresses & Pricing

- 3606 Du Bois St #A&B Houston, TX 77051
- 3620 Du Bois St #A&B Houston, TX 77051
- 7806 Comal St #A&B Houston, TX 77051
- 8120 Corinth St #A&B Houston, TX 77051
- 8122 Corinth St #A&B Houston, TX 77051

Specifications

Countertops:

Level 3 quartz throughout whole home
Waterfall kitchen island

Kitchen Cabinets:

Modern Floor Plan - White Cabinets
with Grey Island (Color selections
may change, per builder.

Electrical:

Matte black fans in every bedroom
and common space

Hardware:

Matte black hardware

Scones:

Matte black hardware fixtures around
exterior of the building

Recessed lighting:

Upgraded Electrical
Over abundance of lighting

Interior Paint:

Walls – 708 Alabaster Flat or 705 Pure
White Flat
Trim – Extra White Semi-Gloss

Under cabinet lighting:

In all plans

Flooring:

NO carpet in entire house - Hard
surface only
Click vinyl Flooring

Black Aluminum Gutters on Exterior

Mirror:

Oversized Polished edge mirrors in all
bathrooms

Water heater:

Tankless

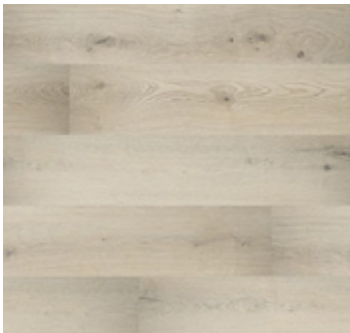
Roofing:

Shingle Roofing with Synthenic underlaying

Exterior Paint:

Exterior Door/Garage – Inkwell SW6992
Middle – BlackBean SW 6006
Rest of Building – Shittake SW9173
Soffit – Inkwell SW6992

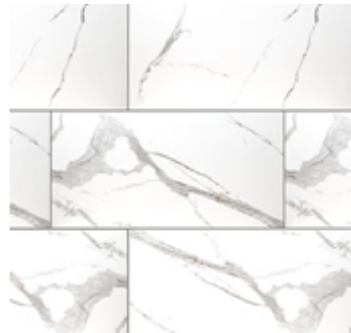
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LVP flooring
Runmill Isle



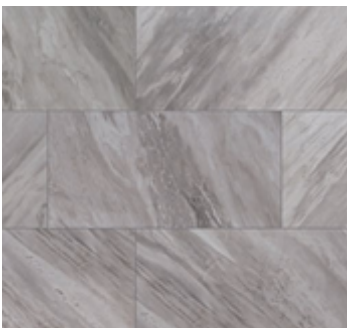
Backsplash
Renzo Dove Pickett



Owner's Bathroom
Eden Staturio 12x24
Floor Matte, Walls Polished



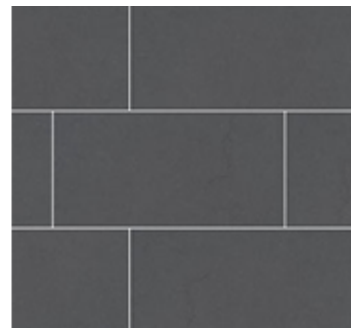
Owner's Bathroom
Eden Staturio 3x3
Shower floors Matte



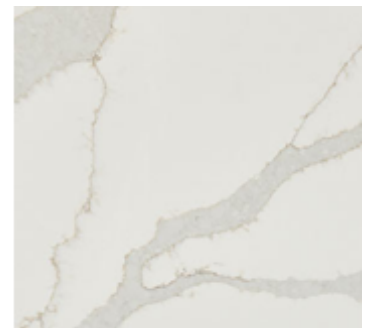
Secondary Bathroom
Eden Bardiglio 12x24
Matte – floor, Polished - wall



Power/Laundry room
Hexli Hive Hexagon tile.



Balcony
Dimensions Graphite 12x24



Countertops
Calcatta Sierra
Premium Quartz

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FERGUSON APPLIANCES



**Frigidaire Range
FCFG3062AS**
30" Front Control Gas Range with
Quick Boil



**Frigidaire Microwave
FMOS1846BS**
1.8 Cu. Ft. Over-The-Range-
Microwave



**Frigidaire Dishwasher
FDSP4401AS**
24" Stainless Steel Tub Built-In
Dishwasher

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DOORS



3/4 Lite SDL 6 Lite Door
Mahogany textured



Full Lite Patio Door
Smooth Flush Glazed



5 Lite Wide SDL
Mahogany textured/Cloud glass



Full Lite Double Patio Door
Smooth / Flush Glazed

Door selections prior to paint & stain

Specifications



Kitchen Faucet



Lavatory Faucet



Kitchen Island Fixture



Primary Bathroom faucet



Ceiling Fan



Primary Bathroom
Light Fixtures

Specifications



Primary Bathroom



Secondary Bathroom

Coach Lighting



Modern Plan



Primary Bathroom Shower



Secondary Bathroom Tub

Thank You

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