

MANETT STREET TOWNHOUSES

FOUR CONTEMPORARY RESIDENCES



2528 N. Fitzhugh Avenue

Knox-Henderson Submarket

Dallas, Texas

Larkspur

Development Team

SALES

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NOTICE:

All measurements and details are approximate. Square footages are approximant and the purchase price will not be subject to change based on variances due to typical construction tolerances. The information contained herein is furnished by the owner to the best of its knowledge but is subject to verification by the purchaser. The owner, broker, developer, general contractor, architect, interior designer and their agents assume no responsibility or liability whatsoever for any of the representations contained herein, including the accuracy or truthfulness of the information. The offering is made subject to any and all errors, omissions, misrepresentations, or changes of price, prior sales, or withdrawal or offer rescission without any advance notice in accordance with the law. This property is offered without respect to race, creed, color, handicap or national origin. We reserve the right to make any changes in materials or design due to unforeseen conditions. Finishes and specifications are preliminary and may be substituted with comparable alternates. Renderings are only an artist's subjective conceptual representation and may vary from the final product.

Designer Finishes

Each townhouse features design-conscious interiors that focus on quality, comfort, and sustainability. Energy efficient lighting, low flow plumbing fixtures, and Low E windows, are used in each home. Each townhouse meets the new Dallas Green Build and Dallas Energy Code requirements. Green space is provided through private back and/or front yards.

Kitchen

- Samsung black stainless-steel appliances with gas range
- Kitchen island with countertop overhang for stool seating
- White quartz countertops
- Custom cabinetry with concealed hinges and LED undercabinet lighting
- Double-size undermount sink with pull-down faucet

Living Room

- 'On the Nine®' American hickory engineered wood floors
- Private balcony
- Powder bath
- Coat closet
- Pre-wired for TV and data

Master Bed

- Walk-In closet with custom cabinetry and wrap-around shelving
- Separate thermostat-controlled A/C zone
- Pre-wired for TV and data

Master Bath

- Quartz countertops
- Porcelain flooring and shower tile
- Luxart water efficient fixtures
- Custom cabinetry with concealed hinges

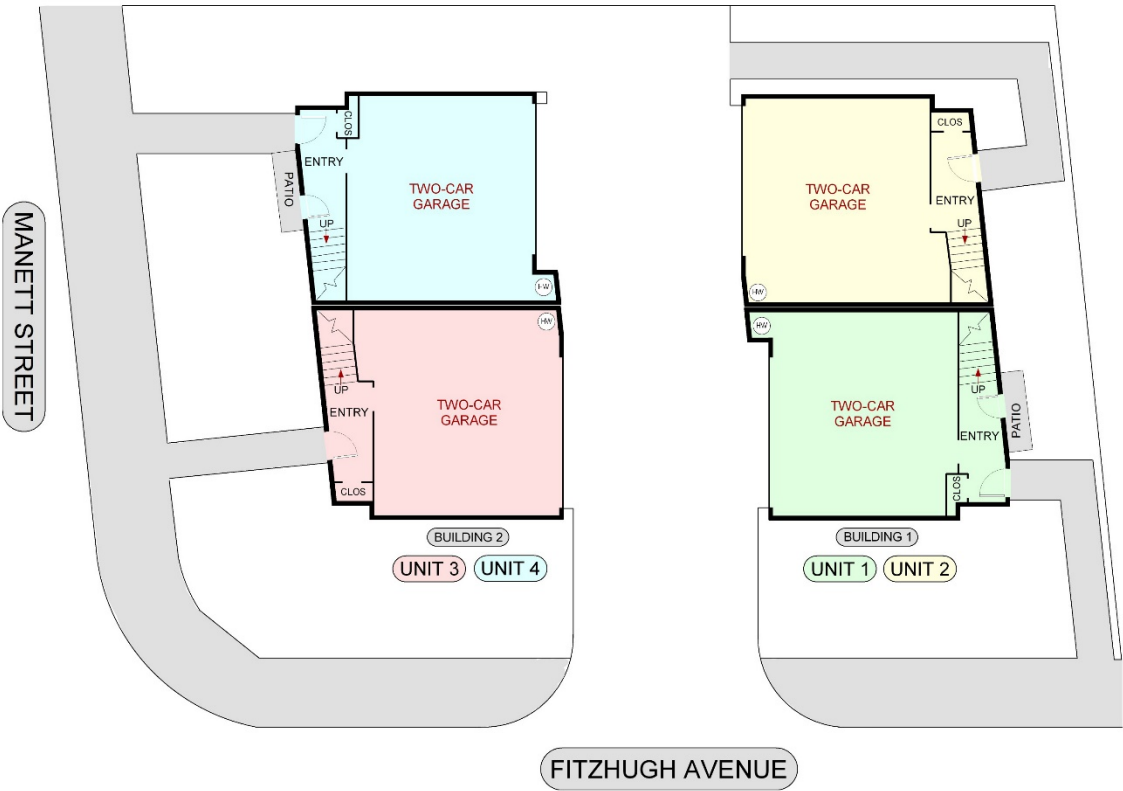
Exterior

- Private balconies
- Private front/back yards (depending on unit)
- Full landscape package
- Landscape lighting
- Irrigation system

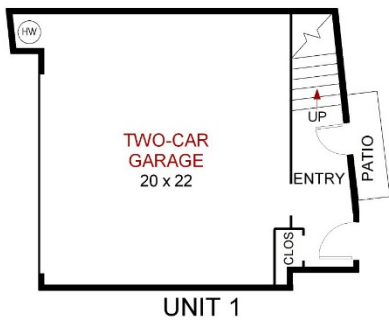
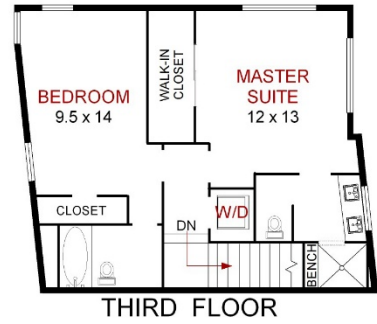
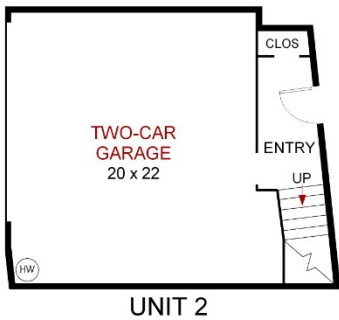
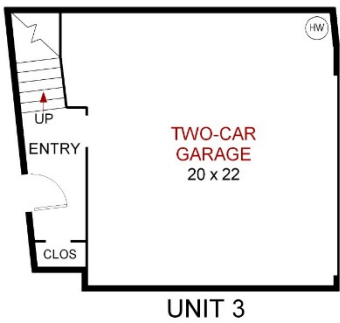
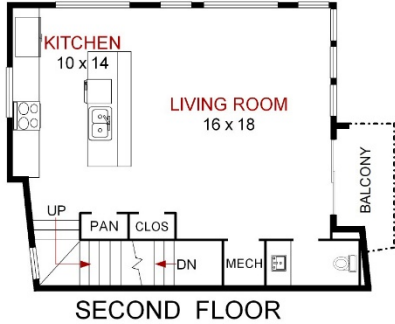
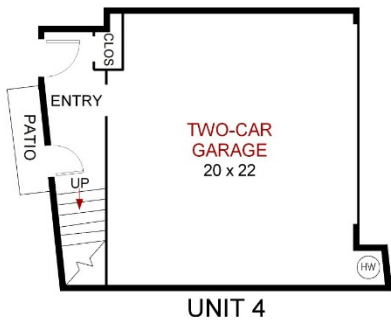
Security/Audio Visual

- Security system with window & door sensors, motion detectors, and digital keypads
- Wire management center for data homeruns

Site Plan



Floor Plans



Renderings





Plumbing Fixtures

Master Bathroom

Sink &
Faucet



Chemcore Undermount Bathroom Sink
Luxart Widespread Faucet

Shower
Head &
Faucet



Luxart Showerhead

Tub Kit



Newport Chrome Tub Kit

Secondary Bath

Sink



Chemcore Undermount Bathroom Sink

Faucet



Luxart Single Faucet

Soaking
Tub



Bootz White Enameled Steel Tub

Tub &
Shower
Kit



Luxart Tub and Shower Kit

Kitchen

Sink



Luxart Stainless Steel Undermount
Kitchen Sink

Sink
Faucet



Luxart Kitchen Faucet Single Handle with
Pull-Down Spray

Powder Bath

Sink



Chemcore Sink

Sink
Faucet



Luxart Widespread Faucet

Appliances

Range



Samsung NX58J5600SG

Dishwasher



Samsung DW80K5050UG

Microwave



Samsung ME18H704SFG

Refrigerator



Samsung RF18HFENBSG-2

Light Fixtures

Pendant
Light



Bath
Lights



Exterior
Lights



Hardware

Cabinet
Pulls



Standard Specifications

Ceiling Height	1 st Floor: 8' 2 nd Floor: 10' 3 rd Floor: 9'
Floors	1 st Floor: polished concrete 2 nd Floor: On the Nine® American Hickory Engineered Wood Floors 3 rd Floor: carpet
Stairs	Wood treads on from 1 st to 2 nd level; carpet from 2 nd to 3 rd
Bathroom Floors	Emser Duomo Bianchi 12" x 24" porcelain tile
Shower Wall Tile	Emser Choice Gray 4" x 10" rectangular tile with shampoo niche
Kitchen Countertops	2cm White Quartz
Kitchen Backsplash	Daltile Finesse Bright White 3" x 6" ceramic tile
Shower Doors	Tempered glass, 84" height with chrome hardware
Cabinets	Paint grade custom cabinets with concealed hinges and standard drawer glides; shaker style door and solid wood drawers
Interior Paint	All surfaces painted; no stain
Lighting	6" recessed fixtures throughout; kitchen undermount cabinet lights; two pendant lights above kitchen island; tree uplights
Windows	Legacy® Windows
Insulation	Per Dallas Energy Code
Balcony Decking	Lightweight concrete with black metal railing
HVAC	Armstrong equipment, tonnage and seer based on each unit requirement; LCD interactive touchscreen thermostat
Low Voltage	Pre-wire for security system, TV, data
Exterior	Painted brick and cementitious board
Landscaping	Common areas landscaped with grass, shrubs, and trees; backyards with basalt and board-on-board fencing