



Cunningham
Custom Builders
713-838-1212



703 Wycliffe Drive (Front Elevation)



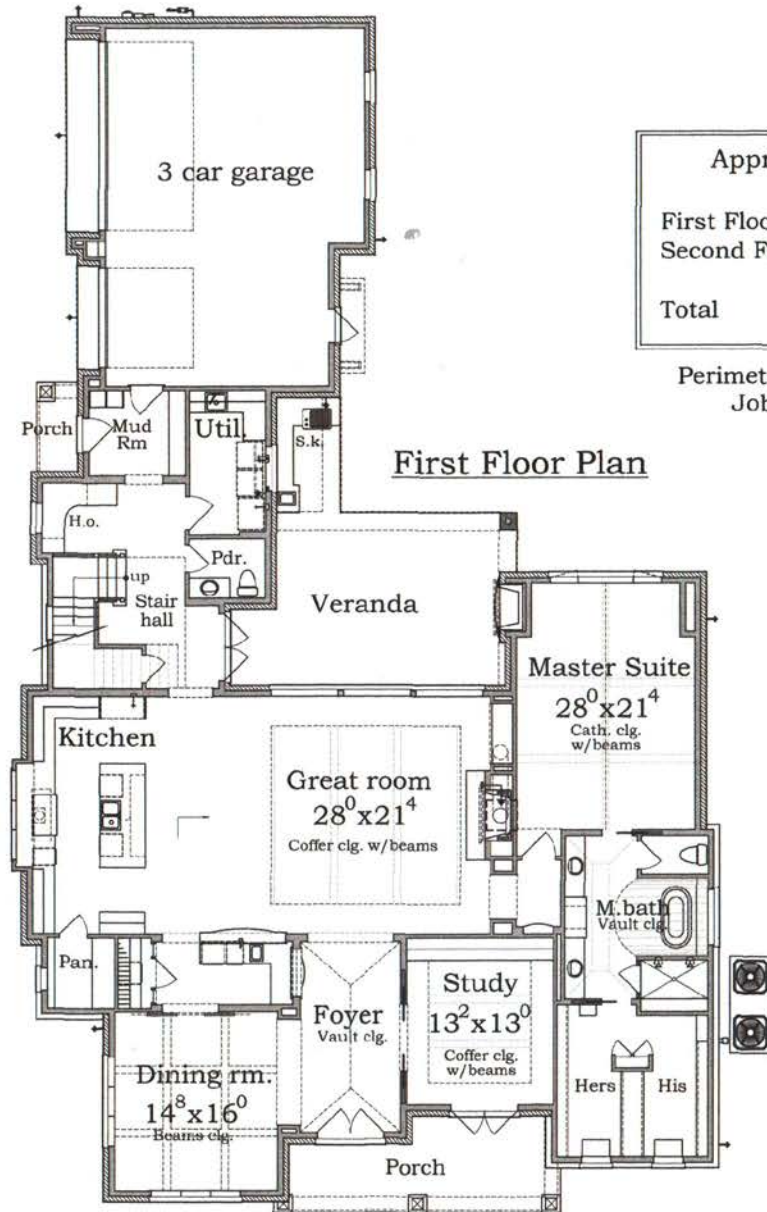
703 Wycliffe Drive (Side Elevation)

This drawing is only a representation. Room sizes and square footages are approximate. Builder reserves the right to alter plans, specifications and materials.



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Approx. Living Area	
First Floor	3,109 sq. ft.
Second Floor	1,652 sq. ft.
Total	4,761 sq. ft.

Perimeter 107'-4" x 63'-4"
Job No. 160607



703 WYCLIFFE DRIVE

- ❖ LOW-E DOUBLE PANE INSULATED WINDOWS
- ❖ FOAMED ROOF DECKING / DOW WEATHERMATE PLUS HOUSEWRAP – HIGH EFFICIENCY SHEATHING TECHNOLOGY
- ❖ 50 YEAR WARRANTIED TIMBERLINE HD ROOF
- ❖ UPGRADED INSULATION USING HYBRID FOAM AND BLOWN IN BATT SYSTEM
- ❖ 15 PLUS SEER HIGH EFFICIENCY HVAC AND HIGH EFFICENCY WATER HEATING SYSTEM
- ❖ BEAUTIFUL BRICK EXTERIOR WITH HARDI-PLANK SIDING
- ❖ 4 BEDROOMS / 4.5 FULL BATHS / 3 CAR GARAGE
- ❖ MASTER WING HAS LARGE MASTER BATH AND CLOSET WITH HIS AND HERS SIDES
- ❖ MASTER BATH HAS GRANITE / MARBLE COUNTERTOPS
- ❖ STAND ALONE TUB IN MASTER BATH WITH MULTI-HEAD WALK-IN SHOWER
- ❖ EACH BEDROOM HAS OWN BATHROOM AND WALK-IN CLOSET
- ❖ LARGE FAMILY ROOM WITH STONE MANTLE ON THE FIREPLACE
- ❖ LARGE GAMEROOM WITH SURROUND SOUND
- ❖ STUDY HAS FULL BUILT IN CABINETS WITH COFFER CEILING AND WOOD BEAMS
- ❖ HOME OFFICE WITH BUILT IN CABINETS
- ❖ EXQUISITE TRIM AND CABINET DETAIL
- ❖ IMPORTED STONE AND HARDWOOD FLOORS
- ❖ HARDWOOD TREADS ON STAIRCASE
- ❖ LARGE UPSTAIRS GAME ROOM WITH SURROUND SOUND
- ❖ EXTERIOR FIREPLACE WITH BRICK SURROUND
- ❖ MASTER BEDROOM HAS VAULTED CEILING WITH WOOD BEAMS
- ❖ ALL SECONDARY BEDROOMS HAVE CROWN MOLDING CEILING TREATMENTS
- ❖ HUGE GOURMET KITCHEN WITH ISLAND AND GRANITE / MARBLE COUNTERTOPS
- ❖ UTILITY ROOM HAS BOTH GAS AND ELECTRIC CONNECTIONS
- ❖ INDEPENDENT ENGINEERED INSPECTIONS AT PIERS, FOUNDATION, FRAMING, WINDSTORM
- ❖ INTERNET/SATELLITE/CABLE NETWORK WIRING THROUGHOUT ENTIRE HOUSE
- ❖ CUSTOM ALARM SYSTEM
- ❖ EXPANSIVE BACKYARD WITH DESIGNER LANDSCAPING
- ❖ LARGE OUTDOOR VERANDA AND SUMMER KITCHEN

**CALL CHRIS CUNNINGHAM
281-850-6343**