

7347 PALMETTO SPRINGS TRAIL THE ESTATES AT CANE ISLAND

Project Address: 7347 Palmetto Springs Trail Katy, Texas 77493

Living Square Footage: 6,115

Bedrooms: 5

Bathrooms: 5 Full; 1 Half

Garage: 3-Car

Features: Thermador Appliance Package w/ Built-in Paneled Refrigerator Golf Simulator Capability Stunning Wine Room Kohler Plumbing Package Substantial Outdoor Living Space & Summer Kitchen Dedicated Secure Package Delivery Closet

Start Date: December 2021

Estimated Completion Date: Q4 2022

Sales Price: Call for Pricing























7347 Palmetto Springs Trail





Windows: Anderson 100 Black/Black

Brick: ACME- Raw paint grade Queen size brick in a Lightly slurried brick done with White Mortar **Roof:** GAF Timberline NS in Charcoal

Paint: Body Color (Artisan Siding) Repose Gray SW 7015, Trim Color (Facia & Soffit) Iron Ore SW 7069 Garage: Opt. 1: Black metal grid doors with tinted glass, Opt. 2: Contemporary painted in Iron Ore SW 7069 Metal Roof Brackets: Black

Gutters & downspout Color: Black

Front Door: Custom 3'0-9'0" double black iron doors with 4 divided lites and a Transom above with Clear glass Front Porch Ceiling: 1x2 wooden planks (cedar) stained in Olympic Canyon Brown

Front Door Hardware: Emtek Lausanne Front entry set in Flat black

Louver Color: Iron Ore SW 7069

Lighting: C&M by Chapman & Myers Freeport medium outdoor pendant in Heritage Copper (16.5" W x 23.6"H) Front Courtyard Gate: 1x4 frame with same 1x2 wooden planks stacked vertically stained in Olympic Canyon Brown

Front Porch Tile Floor: Emser tile Milestone Gray 12x24 Broken Joint

Courtyard Flooring: Opt. 1: Belgard Holland Stone Pavers in Charcoal (60mm 4 x 8 x 2 3/8) in a Modifies basket weave layout *See picture for example, Opt. 2: Stained Concrete







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Paint: Walls and Trim Pure White SW 7005, Ceiling High Reflective White 7757
Vanity Accent Wall: 1x3 Trim pieces cut to make design in inspo picture in
Cabinets: Kubebath Dolce 48" modern bathroom vanity with white quartz countertop, nature wood (151943830)

Lighting: Capital Lighting Lyra 2 Light Sconce in Aged Brass (627521AD)

Interior Doors: Cascade shaker door 755 by Wester Pacific

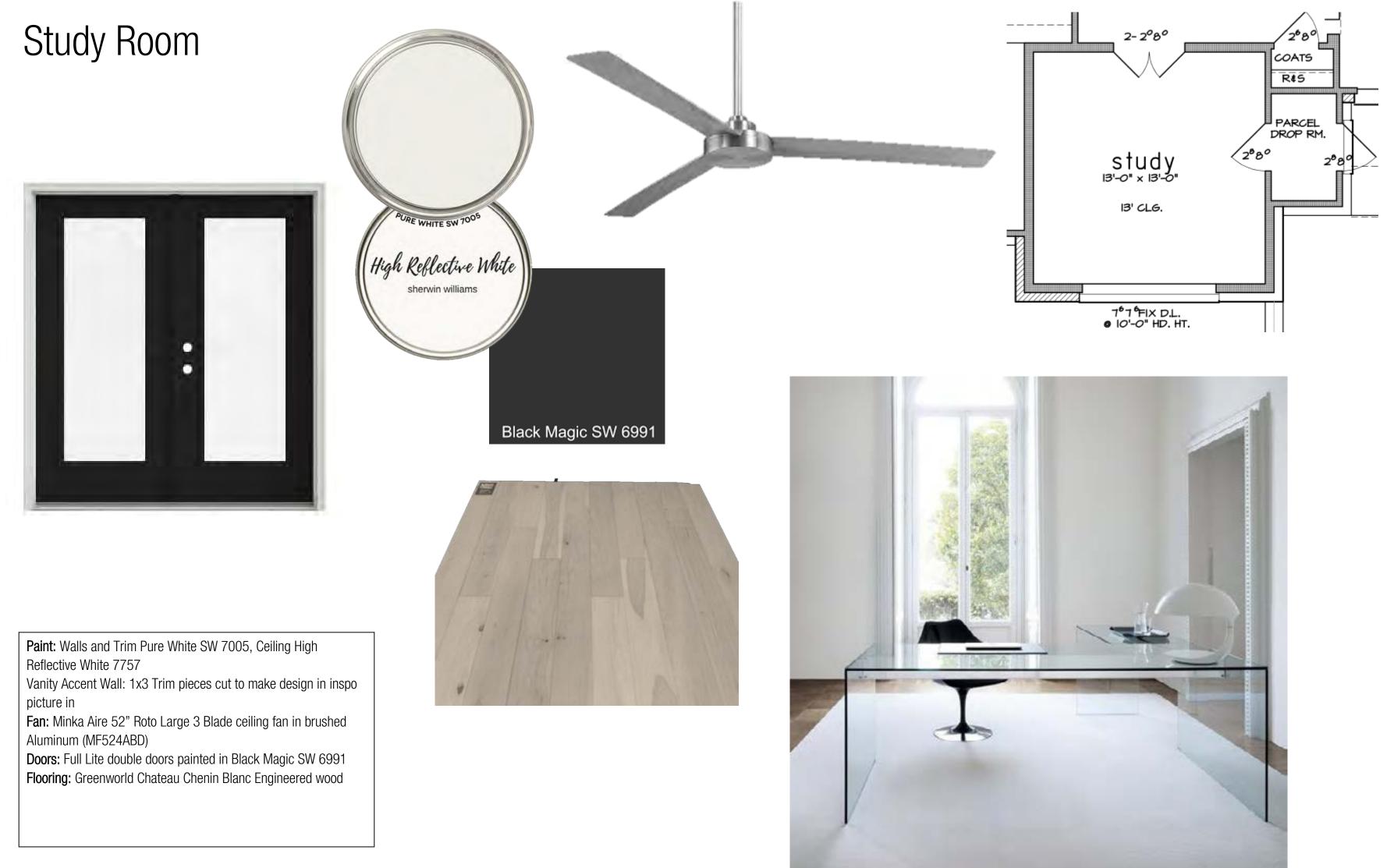
Plumbing: Kohler Tempered Widespread Handle Faucet in Matte Black (K-22020-4-CP), Mirabelle Milazzo two-piece high efficiency toilet in White (MIRML240WH/ MIRML200WH) **Tile Flooring:** Skala Vogue Gray Marble polished 3x9 stacked

Hardware: Top Knobs Kinney Pulls & Knobs with Hollin Backplate Island in Honey Bronze



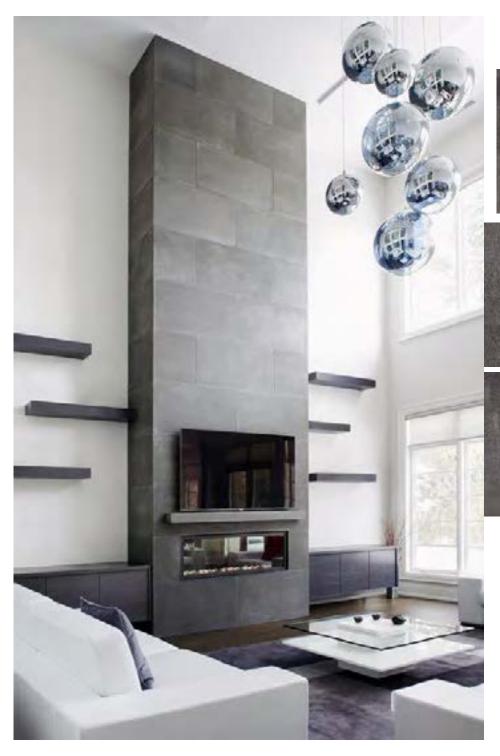


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Great Room & Dining Room



Paint: Walls and Trim Pure White SW 7005, Ceiling High Reflective White 7757

Fireplace Walls: Emser Façade Graphite 18x36

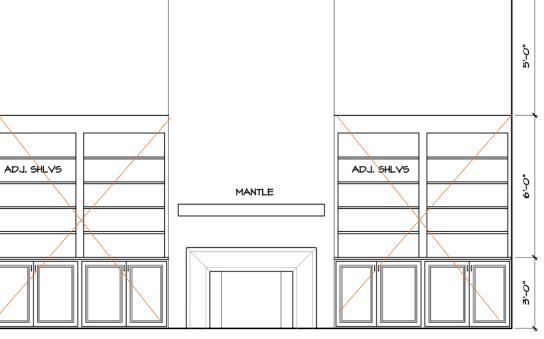
Fan: Minka Aire 60" Roto XL 3 Blade ceiling fan in brushed Aluminum (MF624ABD)

Dining Lighting: Quorum International Monument Monument 6 Light 20" Wide Chandelier 38"W (Q8507669)

Flooring: Greenworld Chateau Chenin Blanc Engineered wood







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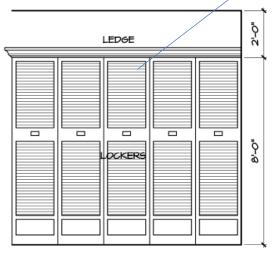
Mud Room

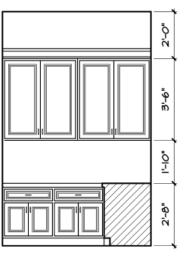


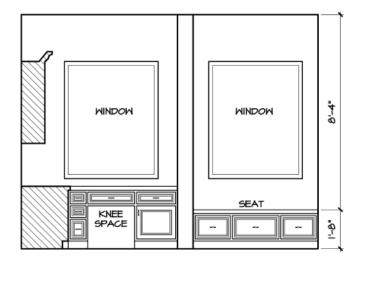
Paint: Walls and Trim Pure White SW 7005, Ceiling High Reflective White 7757 Flooring: Greenworld Chateau Chenin Blanc Engineered wood Cabinets: Modish cabinet style doors in Glacier White Hardware: Elements Naples knob in Matte Black





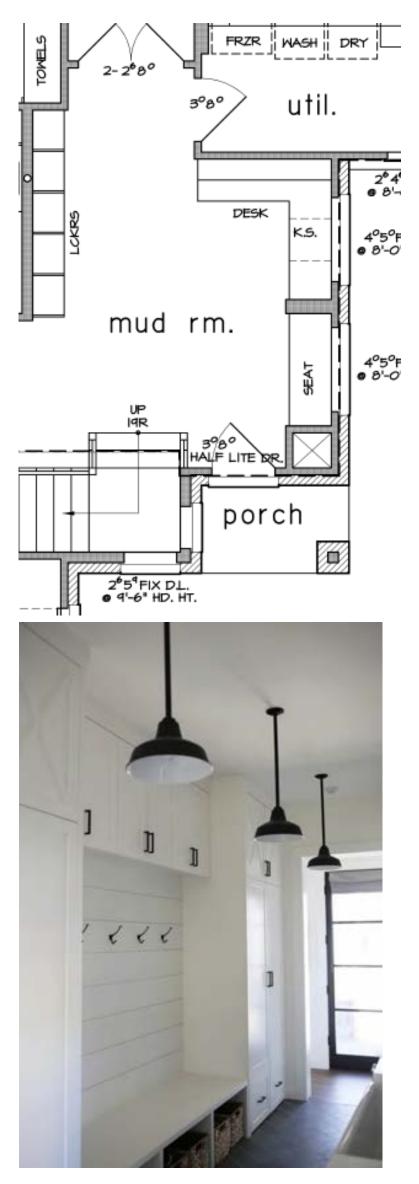




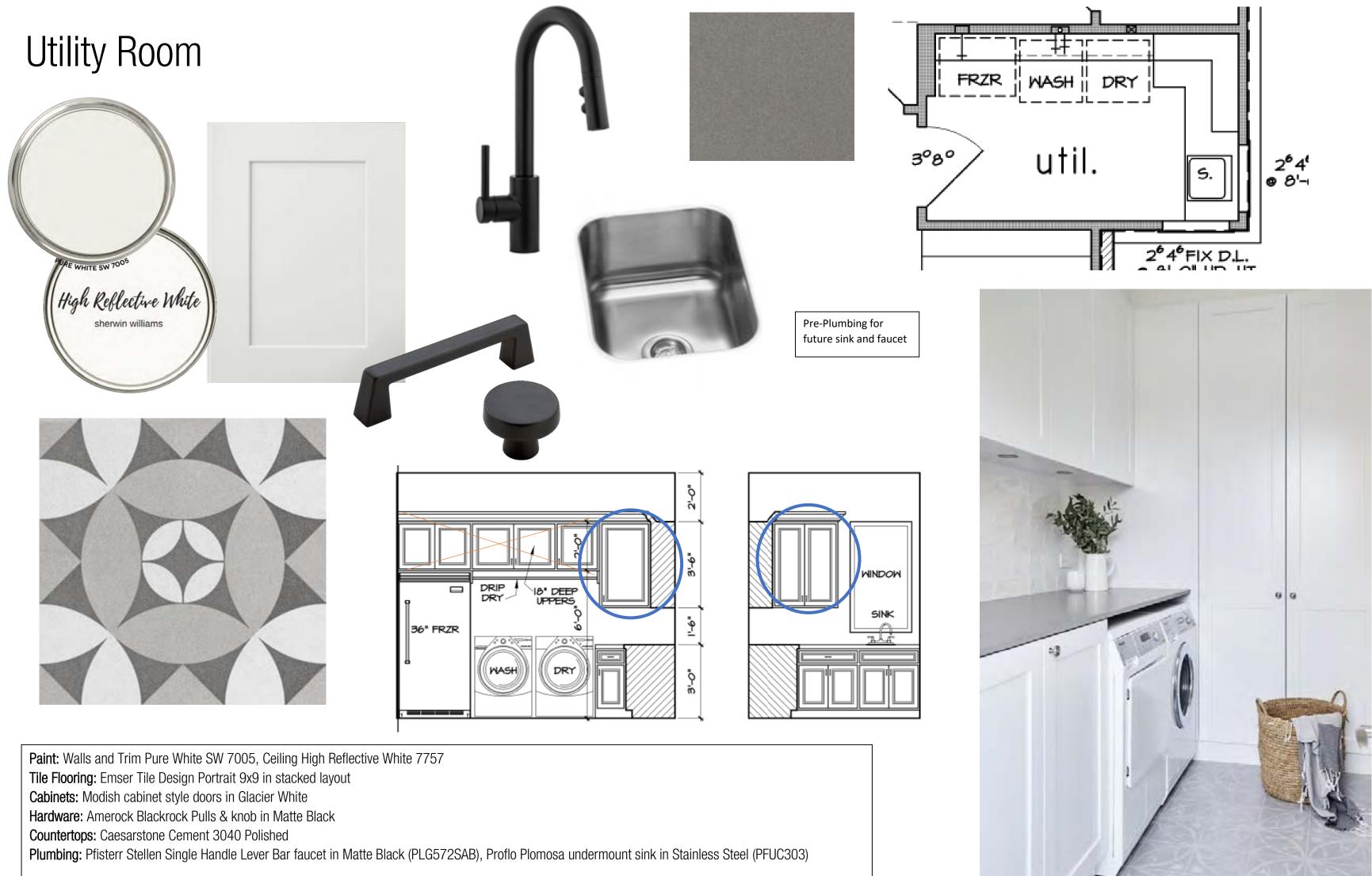








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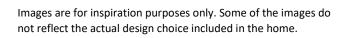


Paint: Walls and Trim Pure White SW 7005, Ceiling High Reflective
White 7757, entry doors painted in Black magic SW 6991
Fan: Minka Aire 60" Roto XL 3 Blade ceiling fan in brushed Aluminum (MF624ABD)
Ceiling Accent: 1x6 Shiplen painted in Black Magic SW 6001

Ceiling Accent: 1x6 Shiplap painted in Black Magic SW 6991 **Flooring:** Greenworld Chateau Chenin Blanc Engineered wood



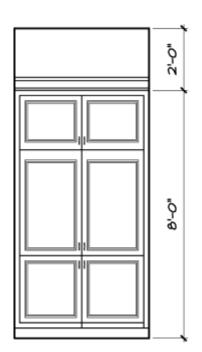


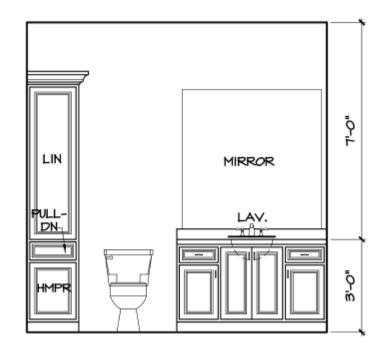


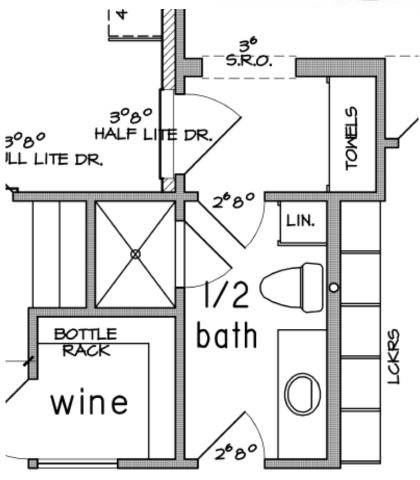


Paint: Walls and Trim Pure White SW 7005, Ceiling High Reflective White 7757
Tile Flooring: Tilebar Nature Antique Pebble Pram Gray Mosaic
Shower Walls: Side walls (including niche) in Emser Tile Craft II White 3x12 in
Horizontal Stacked layout & Emser Tile Craft II Taupe 3x12 on back wall in
Vertical Stacked layout
Cabinets: Modish cabinet style doors in Tricorn Black
Plumbing: Kohler Tempered Single Handle Faucet in Matte Black (K-22022-4-

BL), Kohler Vox Drop-in Vessel Sink with Overflow in White (K2660-1-0), Kohler Tempered Shower Trim in Matte Black (K-TS22028-4-BL), Mirabelle Milazzo two-piece high efficiency toilet in White (MIRML240WH/ MIRML200WH) Lighting: Matteo Stellar Sconces in Matte Black (W75322BKCL) Hardware: Elements Naples T pull in Polished Chrome Countertops: Caesarstone Organic White 4600 Polished







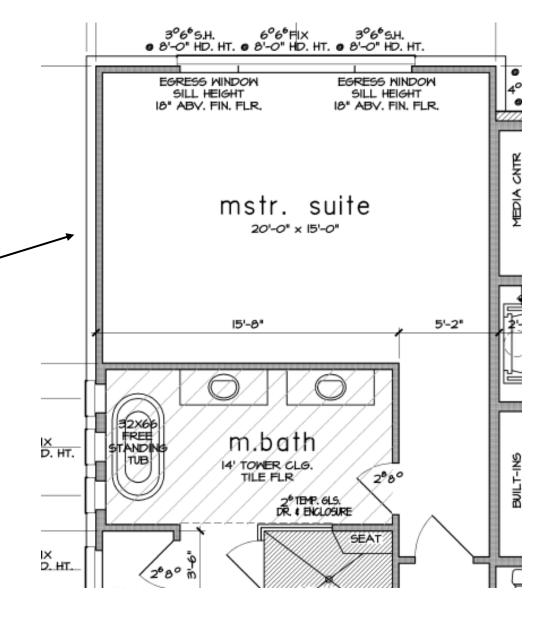
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Master Bedroom Suite PURE WHITE SW 7005 High Reflective White sherwin williams

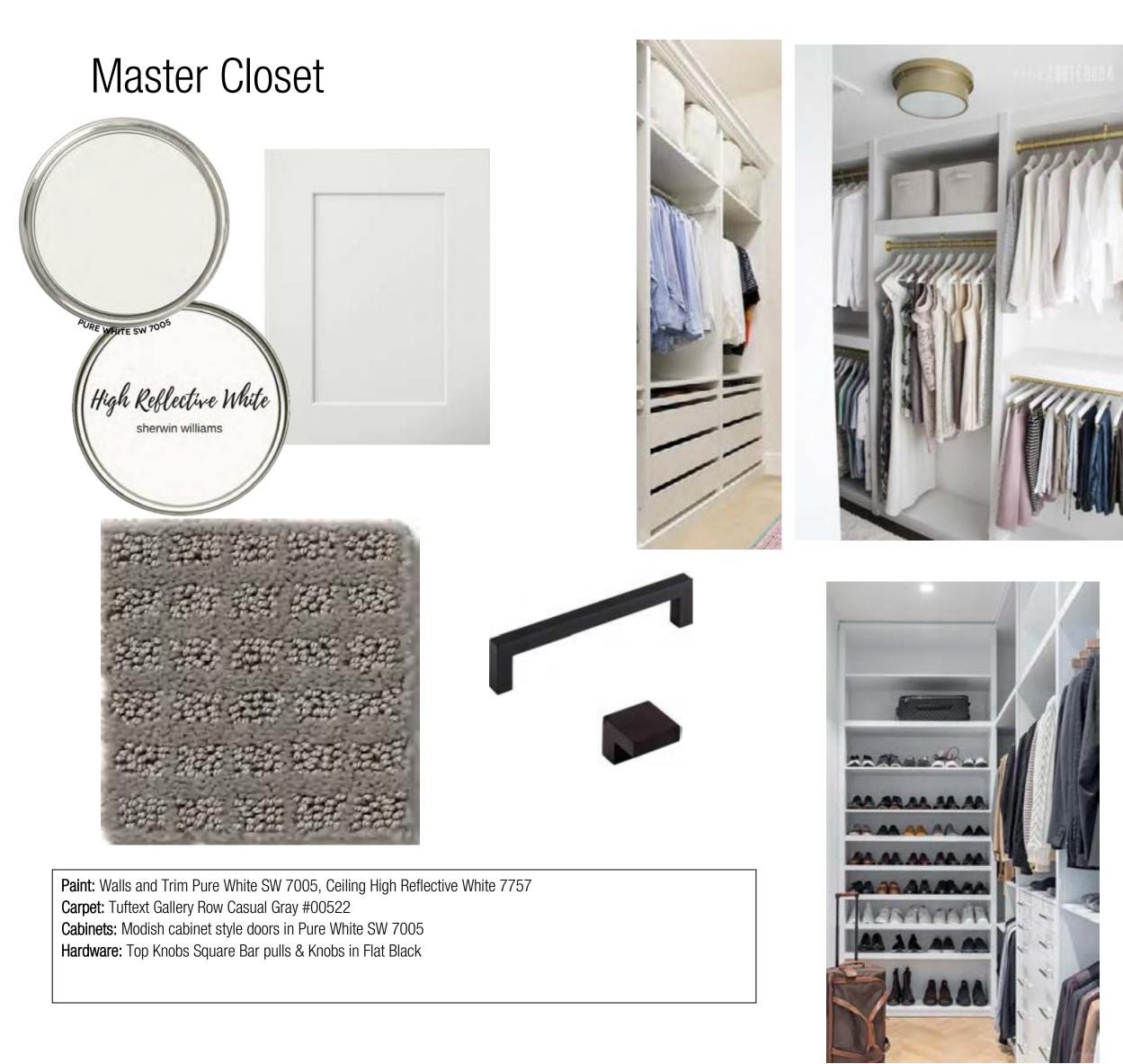
Paint: Walls and Trim Pure White SW 7005, Ceiling High Reflective White 7757
Carpet: Tuftext Gallery Row Casual Gray #00522
Accent Wall: Fluted wall trim on back wall painted in Pure White SW 7005
Fan: Minka Aire 60" Roto XL 3 Blade ceiling fan in Coal





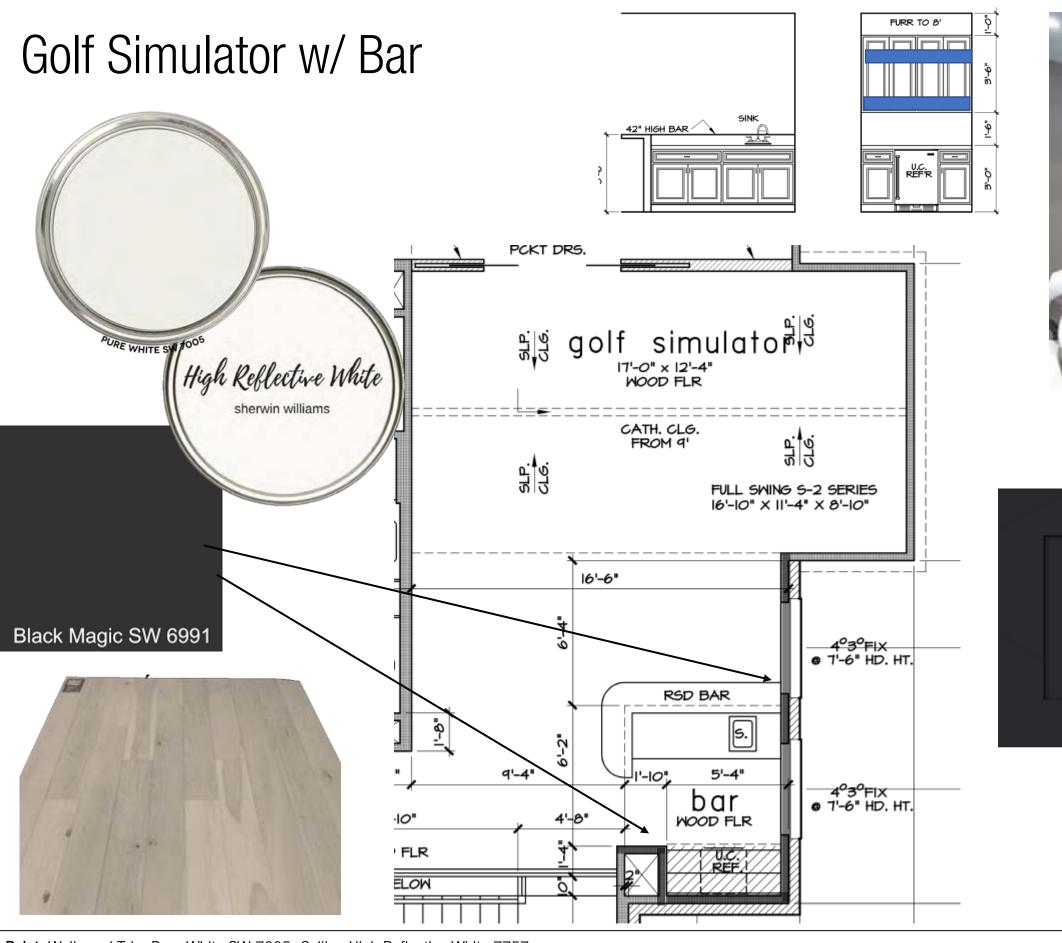








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Paint: Walls and Trim Pure White SW 7005, Ceiling High Reflective White 7757

Bar Accent Walls: Black Magic SW 6991

Cabinets: Modish cabinet Style in Tricorn Black (Change upper cabinets to floating shelves)

Countertops: Absolute Black Honed Granite

Hardware: Elements Gibson Pulls and Knobs in Matte Black

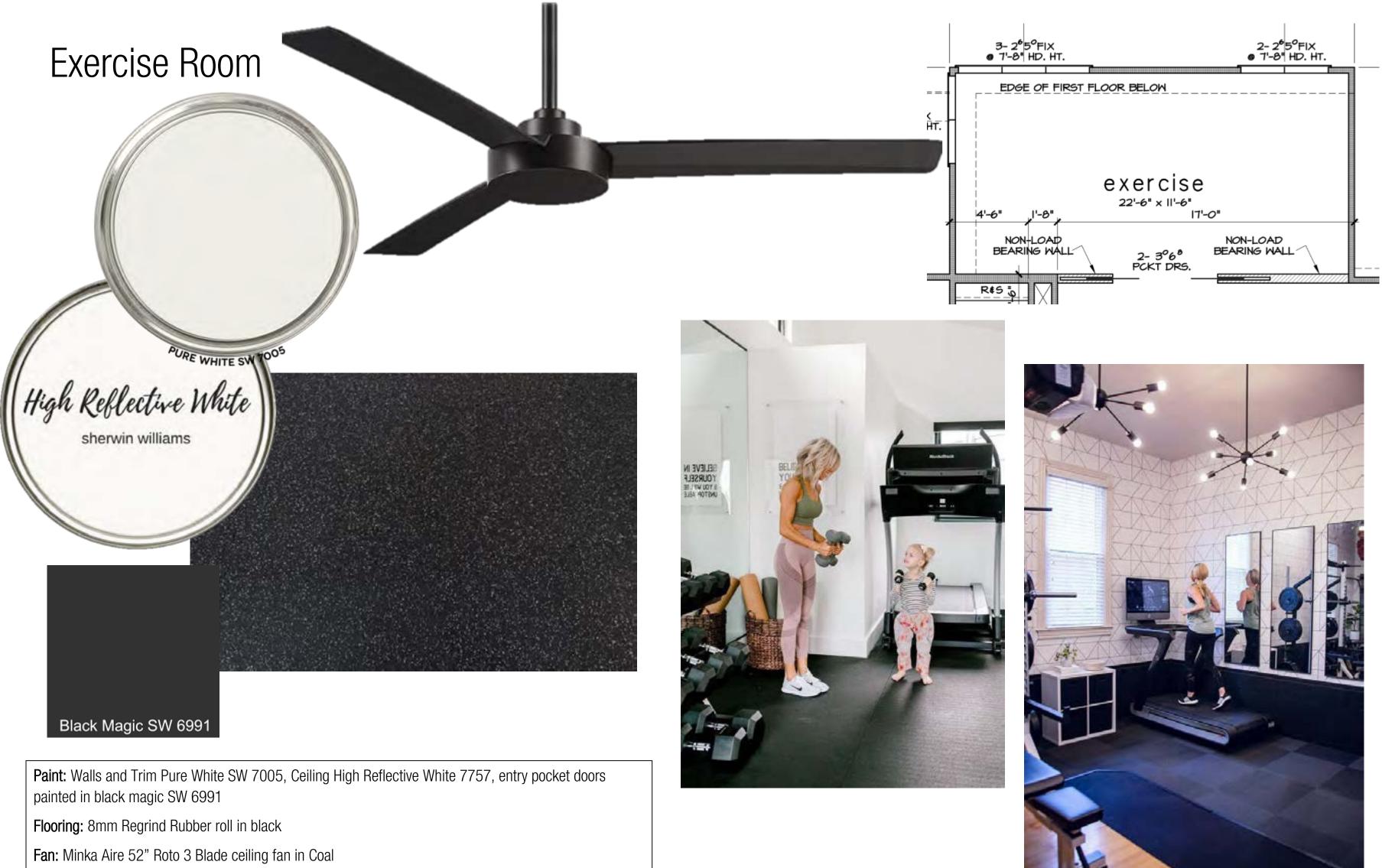
Flooring: Greenworld Chateau Chenin Blanc Engineered wood

Plumbing: Kohler Crue Single Handle Lever Bar Faucet in Matte Black (K22975-BL), Elkay Classic 15-3/4 x 15-3/4 in. Drop-in and Undermount Quartz Bar Sink in Black (EELG1616BK0)

Appliances: Avallon 24" Beverage Center with LED and double pane glass (ABR241SGLH)



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Countertops: Caesarstone Organic White 4600 Polished

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