



***BUILDING STRONGER COMMUNITIES***

## **AVENUE PLACE**

A deed restricted community est. 2012

Avenue Place is leading the way with quality green homes. With 95 single family houses to be developed, complete with a community park and walking trail, Avenue Place is minutes from downtown Houston. Residents of Avenue Place will enjoy a selection of house styles including classic traditional and popular more contemporary designs. Unbeatable location, superior quality, and exceptional value.

Make your home today... at Avenue Place.



**AFFORDABLE, GREEN, IN-TOWN LIVING**



Visit us online at  
[WWW.AVENUECDC.ORG](http://WWW.AVENUECDC.ORG)  
or call for more  
information  
713-864-9099



## About Avenue

Avenue a Community Development Corporation is an award-winning not-for-profit organization. Founded in 1991, Avenue has 25 years of experience developing high-quality affordable homes. Avenue has been recognized with a Citation of Honor from the Texas Society of Architects, a Regional ENERGY STAR® Award for Excellence in Affordable Housing, and a Green Building Award from the CDC Association of Greater Houston. In 2012, Avenue created Avenue Development, LLC to develop Avenue Place and other distinguished homes in Houston's Near Northside.

## About the Builder



Lazer Development LLC is known for building energy efficient homes in the Near Northside for many years, and city-wide since 2002. You may count on Lazer Development to build a quality, efficient home for you. Delivering true craftsmanship and customer service while building long-term successful relationships is what Lazer does best. Stop by Avenue Place, and let Lazer build your dream home today.

## About the Architect



Northfield Design Associates Inc. (NDA) is an Austin-based firm specializing in sustainable residential architecture. NDA's designs have been published in the magazine *Austin Urban Home* and on the green building website *re-nest*. In fact, an NDA home achieved the highest score possible from the Austin Energy Green Builder Program and was featured on the Texas Solar Energy Society's 2007 Cool House Tour.

# Avenue Place Phase 9 Amenities

## Avenue Place Homes Offer

- Traditional and Contemporary elevations
- One-Story and Two-Story options
- Variety of exciting floor plans

## Energy Efficiency & Safety Features

- Energy-Efficient Green Home
- Performance testing on every home
- 14.5 SEER Heating, Ventilation and Air Conditioning (HVAC) system with fresh air
- Radiant barrier roof decking (TechShield®) to lower attic temperature
- WEATHERMATE™ Housewrap with additional insulation value
- R13 Batt Wall / R38 Blown Roof Insulation that is formaldehyde-free
- Gas furnace, gas water heater and gas range vented to the exterior
- Tankless water heater
- PEX Plumbing that is flexible and resistant to scale build-up and freeze-breakage
- Water-conserving plumbing fixtures including maximum flow rate of 1.6 GPF (gallons per flush) on toilets, 2.5 GPM on shower heads, and 1.5 GPM on faucets
- High performance rated double-pane Low E aluminum windows
- Energy-efficient, compact fluorescent bulbs in light fixtures
- ENERGY STAR®-rated ceiling fans, exhaust fans and dishwasher
- Smoke detectors with battery backup
- Programmable thermostat for energy conservation
- Full security system with 1 motion detector and 1 key pad
- Air-tight poly sealant around all exterior penetrations for low duct and envelope leakage

## Exterior Design Features

- Two-tone high quality exterior paint scheme
- Fiberglass exterior doors with brush nickel
- Wired for automatic garage door opener
- Drought-tolerant plants
- Bermuda grass in front and back yards
- 2 exterior hose bibs
- Fully fenced back yard with 6 ft. cedar privacy fence

## Interior Design Features

- Stained hardwood cabinets throughout
- Brushed nickel or bronze hardware and lighting
- Vinyl flooring in living room, kitchen, laundry room, and baths
- Carpet made in part with recycled material in all bedrooms
- Black appliances: gas range, microwave with turntable, and ENERGY STAR®-rated dishwasher and garbage disposal
- Gas and electric dryer connections
- Interior laundry with shelves and clothing rod
- Decorative pendant light fixture in dining areas
- 3 speed manual ceiling fans with light kit in Living Room and Master Bedroom
- Pre-wired for telephone in Kitchen and Master Bedroom

\* Upgrade packages available upon request

\* Amenities are specific to Phase 9 homes and may differ from other phases.

- Pre-wired for cable TV in Living Room and Master Bedroom
- Laminate kitchen counters with stainless steel sinks
- Cultured marble bathroom counters with integrated sinks
- Ceramic tile in kitchen and shower surrounds
- Garden tubs in the Jackson, the Luce and the Armand Master Baths
- Low VOC (volatile organic compounds) paint for healthier indoor air quality
- Designer accent walls
- 2" Blinds in primary windows
- Wider doors for accessibility
- Blocking in walls for future installation of grab bars
- Stained oak stair handrails

## Traditional Style Features

- Multi-paneled exterior doors
- 2 panel doors throughout the interior
- Shaker cabinet doors in kitchen and bath
- Traditional Crown molding on cabinets
- Traditional (ornate) cabinet hardware
- Traditional Crown molding in Living Room
- Traditional style base molding throughout
- Bullnose (rounded) wall corners
- Traditional style light fixtures and fans
- Multi-paneled garage doors

## Contemporary Style Features

- Flat Slab exterior doors
- Flat Slab doors throughout the interior
- Flat Slab cabinet doors in kitchen and bath
- Square Crown molding on cabinets
- Contemporary (smooth) cabinet hardware
- No Crown molding in Living Room
- Contemporary (square) base molding throughout
- Square (90°) wall corners
- Contemporary style light fixtures and fans
- Flush panel garage doors

## Quality Craftsmanship

- Builder's warranty program included
- Professionally engineered post-tension slab foundation
- Low maintenance HardiePlank® exterior siding with a 50 year transferable manufacturer's warranty
- Quality dimensional shingles with 30-year manufacturer's warranty
- Treated bottom-plate and soil for wood destroying insects
- Informative operations and warranty binder included

## Community Amenities

- Walking Trail and Park
- Minutes from the Metro Rail
- Inner Loop Location



# Avenue Place Homes for Sale

Address Plan and Style	Story Bed/Bath	Garage	*A/C Sq. Ft.	*Total Sq. Ft.	Lot Sq. Ft.	Base Price	Down Payment Assistance Available
<b>4331 Robertson</b> The White Oak Traditional	1 Story 3 / 2	Attached 1-Car	1,332	1,681	3,531	\$239,900	No
<b>4327 Robertson</b> The Greens Traditional	2 Story 3 / 2.5	Attached 1-Car	1,429	1,779	3,428	\$259,900	Yes
<b>4323 Robertson</b> The Carpenters Contemporary	2 Story 3 / 2.5	Attached 2-Car	1,462	2,073	3,313	\$264,900	<b>SOLD</b> Yes
<b>4319 Robertson</b> The Cedar Traditional Alt.	2 Story 3 / 2.5	Attached 2-Car	1,542	2,093	3,708	\$274,900	<b>PENDING</b> No
<b>4315 Robertson</b> The White Oak Traditional	1 Story 3 / 2	Attached 1-Car	1,332	1,681	3,531	\$239,900	<b>SOLD</b> Yes
<b>4311 Robertson</b> The Jackson Contemporary	2 Story 4 / 2.5	Attached 2-Car	1,821	2,397	3,621	\$299,900	<b>PENDING</b> No
<b>4307 Robertson</b> The Hunting Traditional	2 Story 3 / 2.5	Detached 2-Car	1,422	2,022	4,041	\$269,900	<b>SOLD</b> No
<b>4303 Robertson</b> The White Oak Contemporary	1 Story 3 / 2	Attached 1-Car	1,332	1,681	3,531	\$239,900	Yes
<b>4223 Robertson</b> The Hunting Traditional Alt.	2 Story 3 / 2.5	Detached 2-Car	1,422	2,022	4,076	\$269,900	<b>PENDING</b> Yes
<b>4219 Robertson</b> The Armand Contemporary	2 Story 4 / 2.5	Attached 2- Car	2,031	2,645	5,911	\$324,900	<b>PENDING</b> No

\* A/C Sq. Ft. is the Air Conditioned Square Footage of the house.

\* Total Sq. Ft. is the Total Square Footage of the house including air conditioned space and non-conditioned spaces such as garage and porches.

## Down Payment Assistance

You could qualify for a \$26,000 forgivable loan over 10 years. Depending on current available funds, you could also qualify for an additional \$20,000 deferred loan due upon sale of the home or in 30 years. You are required to attend Avenue's Pre-Purchase Homebuyer Education class and a one-on-one counseling session.

## If you are not receiving Down Payment Assistance

You are required to attend a one hour Pre-Closing Counseling session at the Avenue Homeownership Center prior to closing. You will receive an invitation to schedule this appointment after the purchase contract is fully executed.

## For more information on Down Payment Assistance

Visit our website at [www.avenuecdc.org](http://www.avenuecdc.org) and click on HOMEOWNERSHIP

Or email [DownPaymentAssistance@avenuecdc.org](mailto:DownPaymentAssistance@avenuecdc.org)



# Upgrade Packages Available to Compliment your Personal Style

Address	Laminate Floors	Engineered Wood Floors	Solid Wood Floors	Tile Floors	White Cabinets	Granite Kitchen Counter	Granite Master Bath Counter	Stainless Steel Appliances	Fans in Secondary Bedrooms	Door Lever Hardware	Garage Door Openers	Gutters	Exterior Metal Accent
4331 Robertson	\$3,224	\$6,720	\$7,718	\$1,512	\$630	\$2,258	\$919	\$475	\$420	\$105	\$552	\$1,077	N/A
4327 Robertson	\$2,048	\$7,317	\$11,172	\$1,917	\$630	\$3,098	\$919	\$475	\$420	\$158	\$552	\$1,050	N/A
4323 Robertson	\$3,308	\$6,243	\$7,902	\$1,150	\$630	\$3,045	\$919	\$475	\$420	\$132	\$1,103	\$604	\$4,725
4319 Robertson	\$3,150	\$7,062	\$9,104	\$1,680	\$683	\$2,442	\$998	\$475	\$420	\$105	\$1,103	\$1,050	N/A
4315 Robertson	\$3,224	\$6,720	\$7,718	\$1,512	\$630	\$2,258	\$919	\$475	\$420	\$105	\$552	\$1,077	N/A
4311 Robertson	\$3,413	\$6,279	\$9,503	\$1,523	\$683	\$3,035	\$919	\$475	\$630	\$158	\$552	\$1,050	\$3,465
4307 Robertson	\$2,814	\$6,904	\$8,810	\$1,707	\$683	\$3,623	\$919	\$475	\$420	\$105	\$552	\$1,029	N/A
4303 Robertson	\$3,224	\$6,720	\$7,718	\$1,512	\$630	\$2,258	\$919	\$475	\$420	\$105	\$552	\$1,077	\$1,575
4223 Robertson	\$2,814	\$6,904	\$8,810	\$1,707	\$683	\$3,623	\$919	\$475	\$420	\$105	\$552	\$1,029	N/A
4219 Robertson	\$4,043	\$7,464	\$9,555	\$1,644	\$630	\$3,938	\$919	\$475	\$630	\$158	\$552	\$657	\$1,103

#### Extra upgrades:

- 1 Interior Electrical Outlet \$132
- 1 Exterior Electrical Outlet \$158
- 1 Pre-Wired Cable for TV \$79
- Off-Set Kitchen Backsplash Design \$160
- Double sink option in Master Bath for Jackson and Armand floor plans for a limited time only \$998

#### Floor Finish Locations:

- Laminate on 1st Floor Living and Dining
- Engineered Wood Living, Dining and Stairs
- Solid Wood Living, Dining Room and Stairs
- Tile Floors in Kitchen, Baths and Laundry

\*More information available upon request



# Avenue Place Site Plan

WEISS ST

PHASE 9

4331 ROBERTSON  
THE WHITE OAK  
TRADITIONAL

4327 ROBERTSON  
THE GREENS  
TRADITIONAL, REV.

4323 ROBERTSON  
THE CARPENTERS  
CONTEMPORARY, REV.

4319 ROBERTSON  
THE CEDAR  
TRADITIONAL ALT.

4315 ROBERTSON  
THE WHITE OAK  
TRADITIONAL, REV.

4311 ROBERTSON  
THE JACKSON  
CONTEMPORARY, REV.

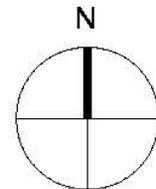
4307 ROBERTSON  
THE HUNTING  
TRADITIONAL

4303 ROBERTSON  
THE WHITE OAK  
CONTEMPORARY, REV.

4223 ROBERTSON  
THE HUNTING  
TRADITIONAL ALT. REV.

4219 ROBERTSON  
THE ARMAND  
CONTEMPORARY

ROBERTSON ST





Contemporary Elevation



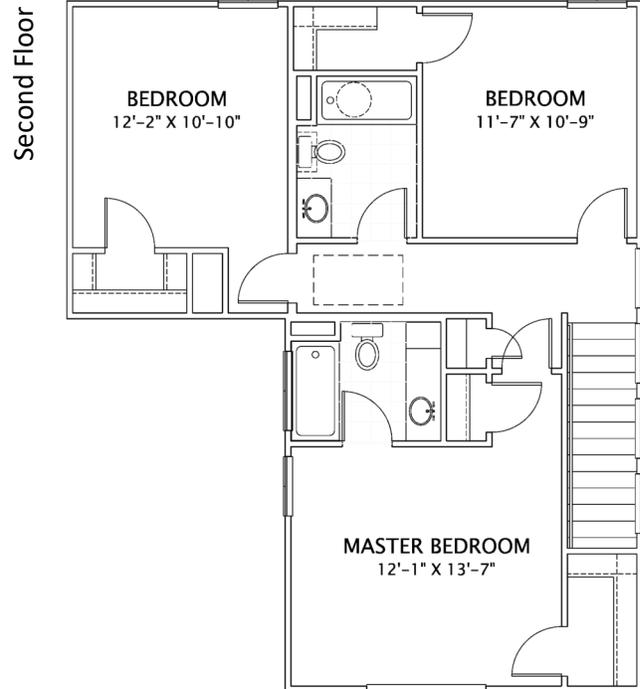
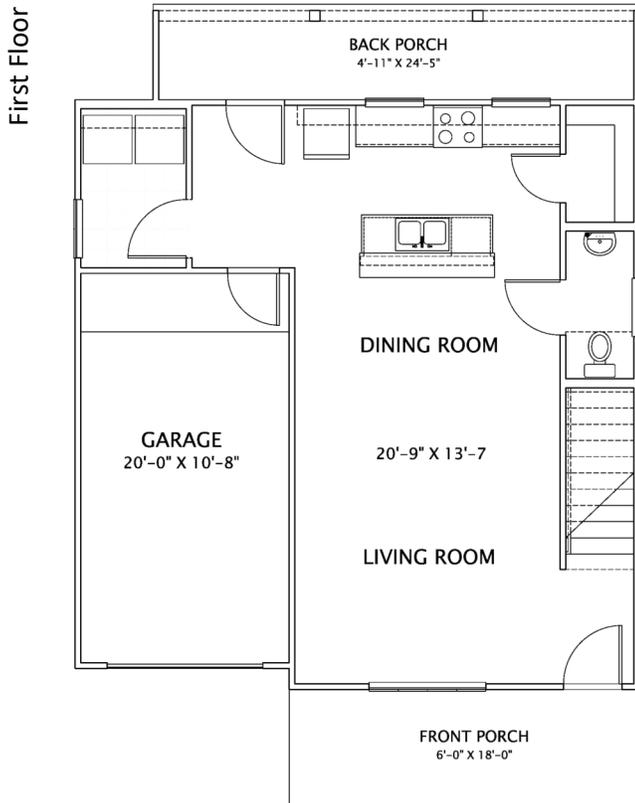
Traditional Elevation

# THE BRAYS

Fabulous two-story with porches made for entertaining!

Kitchen island, huge pantry, & walk-in laundry room

Open and inviting floor plan



\*Contemporary and Traditional not available

1408 square feet

3 Bedrooms

2.5 Baths

Attached 1-Car Garage



Contemporary Elevation



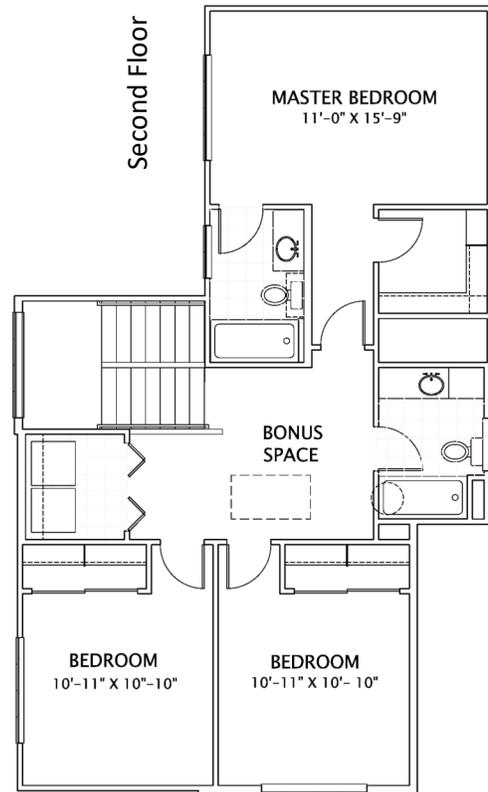
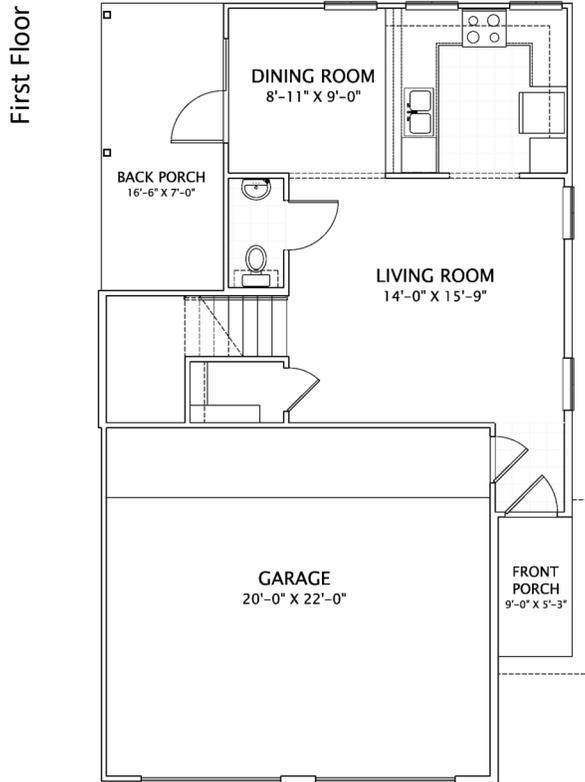
Traditional Elevation

# THE CARPENTERS

Versatile two-story with bonus space upstairs!

Sunny dining room with covered porch

Great storage throughout



4323 Robertson

Contemporary

\$264,900

\*Traditional not available

1462 square feet

3 Bedrooms

2.5 Baths

Attached 2-Car Garage





Contemporary Elevation



Traditional Elevation

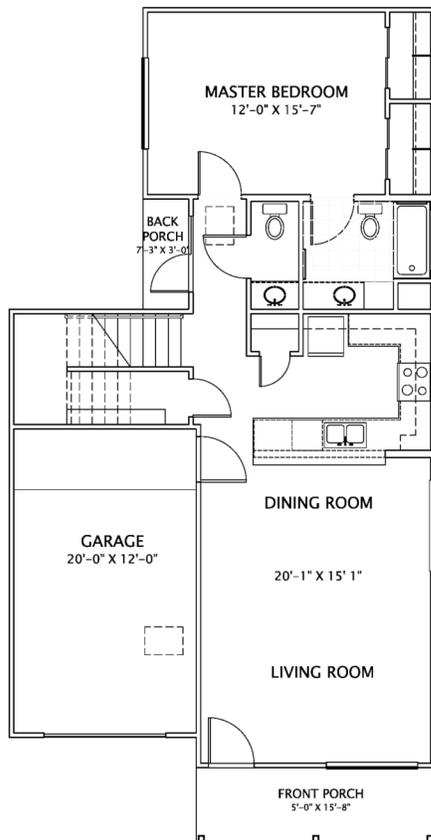
# THE GREENS

Flexible two-story plan that is a perfect show house!

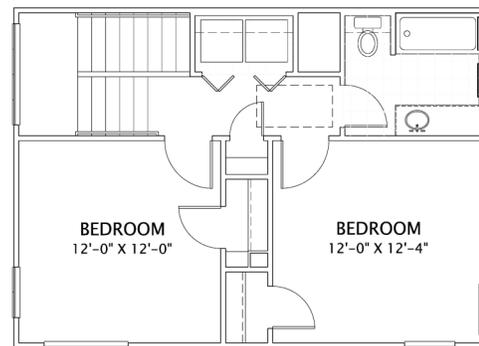
Enjoy covered porches & kitchen counters galore!

Spacious master bedroom suite downstairs

First Floor



Second Floor



4327 Robertson

Traditional

\$259,900

\*Contemporary not available

1429 square feet

3 Bedrooms

2.5 Baths

Attached 1-Car Garage



Contemporary Elevation



Traditional Elevation

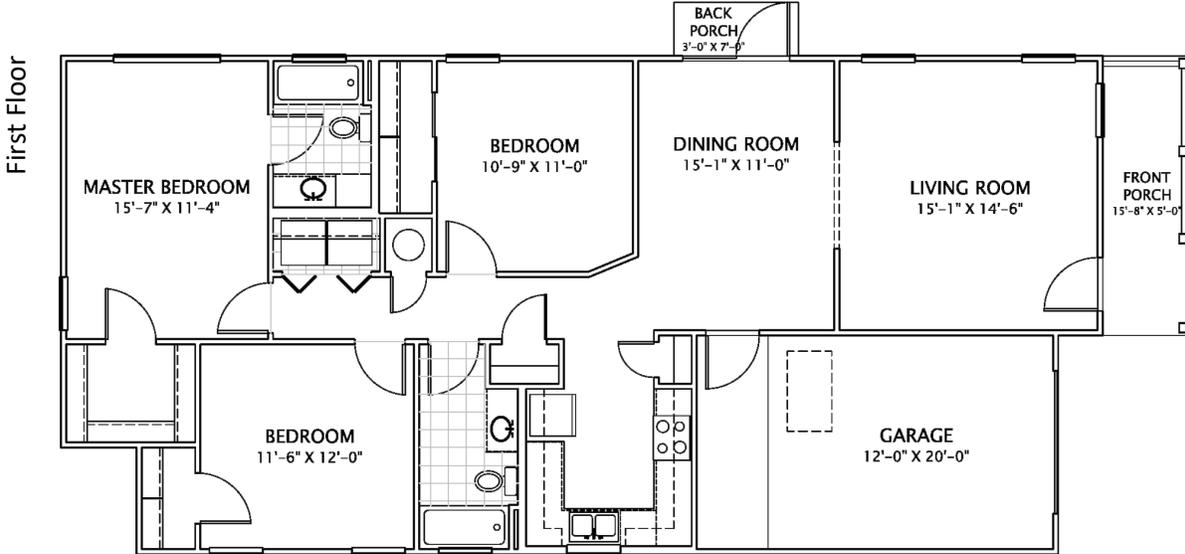
# THE WHITE OAK

Beautiful one-story with spacious living room and formal dining

Easy access to kitchen from garage

Plenty of storage throughout

\* No dividing wall between Dining Room and Living Room in Contemporary Plan



4303 Robertson

Contemporary

\$239,900

4315 Robertson

4331 Robertson

Traditional

\$239,900

1332 square feet

3 Bedrooms

2 Baths

Attached 1-Car Garage





Traditional Elevation



Traditional Alternate Elevation

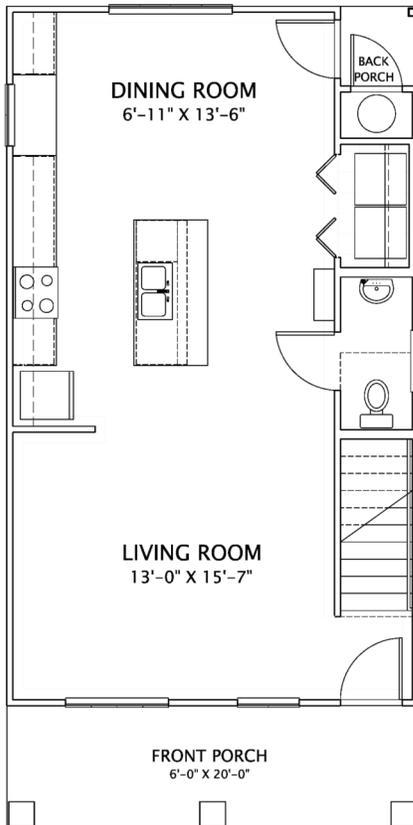
# THE HUNTING

Charming two-story with open floor plan

Chef's dream kitchen island with plenty of space for barstools

Love those designer stairwell windows!

First Floor



Second Floor



4307 Robertson

4223 Robertson

1422 square feet

Traditional

Traditional Alternate

3 Bedrooms

\$269,900

\$269,900

2.5 Baths

Detached 2-Car Garage (not pictured)



Traditional Elevation



Traditional Alternate Elevation

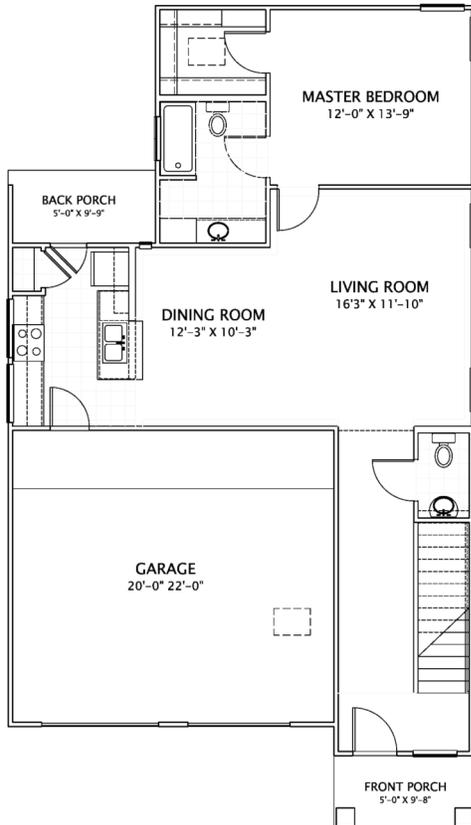
# THE CEDAR

Large two-story with spacious master suite downstairs

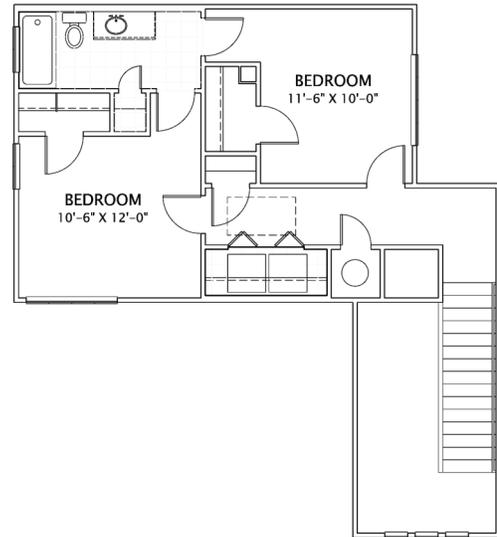
Welcoming grand foyer

Jack and Jill secondary bathroom

First Floor



Second Floor



4319 Robertson

Traditional Alternate

\$274,900

\*Traditional not available

1542 square feet

3 Bedrooms

2.5 Baths

Attached 2-Car Garage





Contemporary Elevation



Traditional Elevation

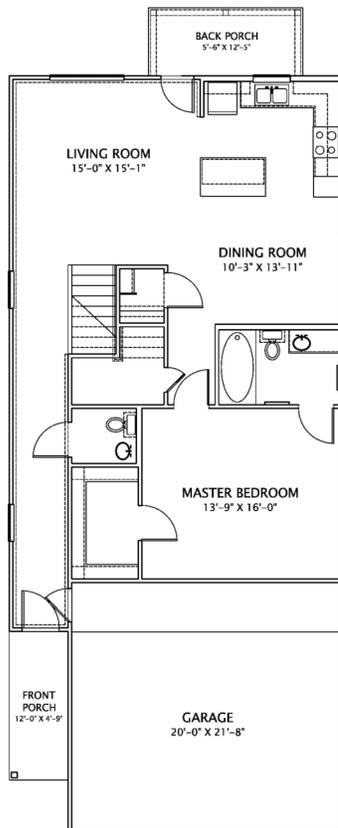
# THE JACKSON

Inviting two-story with flexible storage room on the first floor!

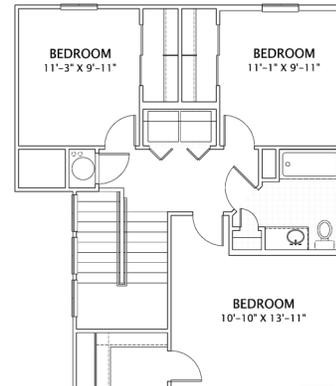
Art lover's gallery wall at entrance

Private master suite downstairs

First Floor



Second Floor



4311 Robertson

Contemporary

\$299,900

\*Traditional not available

1821 square feet

4 Bedrooms

2.5 Baths

Attached 2-Car Garage



Contemporary Elevation



Traditional Elevation

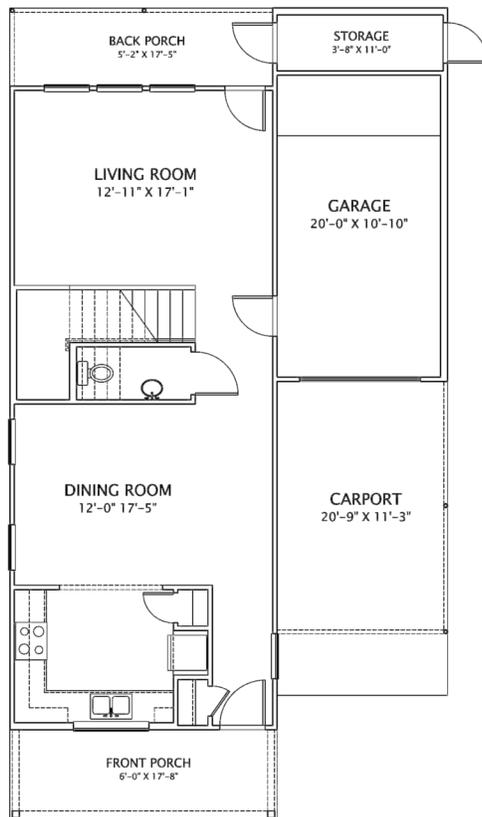
# THE LUCE

Well-organized two-story with separate living room and dining room

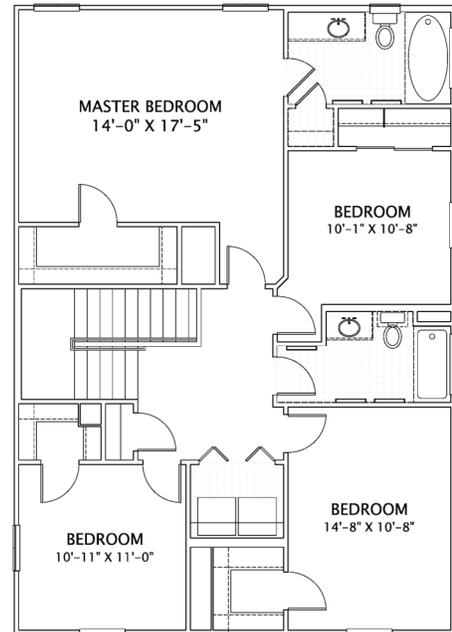
Spacious porches with additional storage room outside

Covered carport; great for an outdoor retreat!

First Floor



Second Floor



\*Contemporary and Traditional not available

1886 square feet

4 Bedrooms

2.5 Baths

Attached 1-Car Garage + Carport





Contemporary Elevation



Traditional Elevation

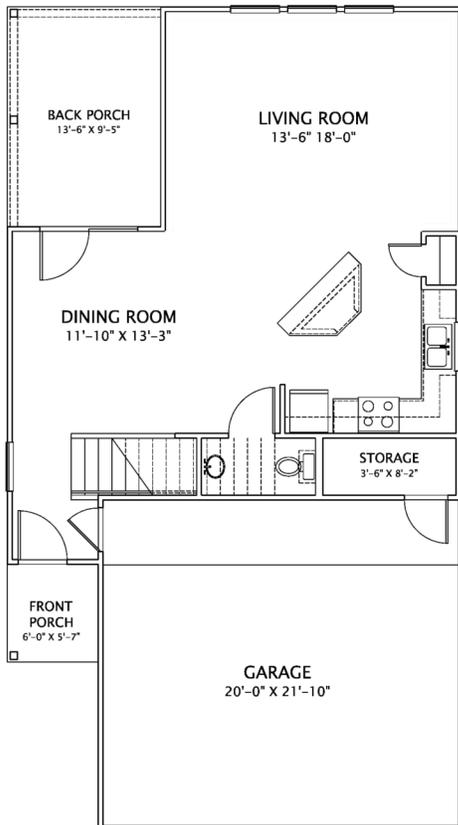
# THE ARMAND

Great two-story with back porch off the dining room; ideal for weekend BBQ's

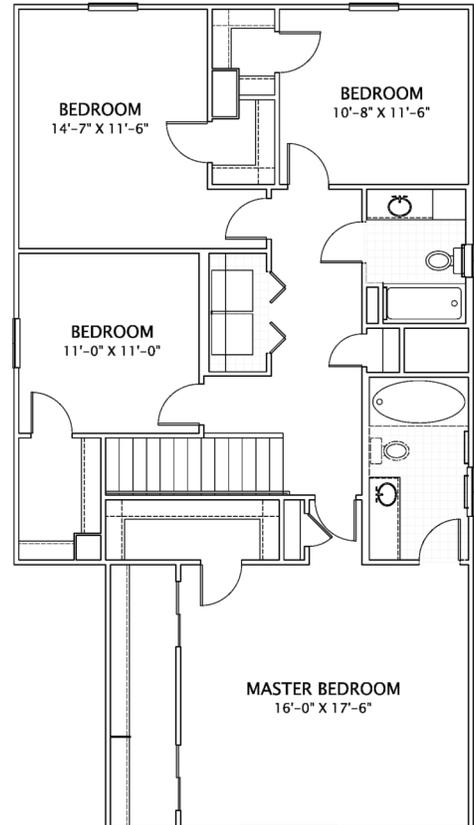
Ample closets in all bedrooms including His and Hers closets in the master

Bonus storage room in the garage!

First Floor



Second Floor



4219 Robertson

Contemporary

\$324,900

\*Traditional not available

2031 square feet

4 Bedrooms

2.5 Baths

Attached 2-Car Garage

# Avenue Place Location



Avenue Place is affordable, green, in-town living at its best. Located just north of downtown Houston, the development is inside the 610 Loop and just minutes from downtown!

## DIRECTIONS:

Take the Cavalcade exit off I-45 North. Turn right on Irvington from Cavalcade and left on Weiss.

## Avenue Place Map

Avenue Place is a part of the Near Northside community, a vibrant neighborhood of charming homes built from the turn of the century to present day. Situated near Looscan Elementary, Marshall Middle School, and Northside High School, it sits on 12 acres of land. Adjacent parks include Irvington Park and Moody Park and Recreation Center, located just down the street. Other nearby attractions include: the M.D. Anderson YMCA, and Carnegie Library. In addition, residents of Avenue Place are able to take advantage of Metro's North Corridor rail line which connects downtown Houston with the Near Northside and the Northline mall area via Fulton street.



**AVENUE**

Revised: 03/09/2018