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.

Visit us online at www.avenuedc.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 over 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.

This brochure is for marketing purposes only. Any terms of sale/purchase of property shall be set forth in a duly executed contract.
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 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
- 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

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

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
- 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
- Contemporary molding in Living Room
- Contemporary (square) base molding throughout
- 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

Avenue Place Phase 10 Amenities
- 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 4 bedroom house’s (Jackson and the Armand floor plans) Master Baths
- Low VOC (volatile organic compounds) paint for healthier indoor air quality
- 2” Blinds in primary windows
- Wider doors for accessibility
- Blocking in walls for future installation of grab bars
- Stained oak stair handrails on 2 story plans

* Limited upgrade packages available upon request
* Amenities are specific to Phase 10 homes and may differ from other phases.
Avenue Place Homes for Sale

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<td>2 Story 3 / 2.5</td>
<td>Detached 2-Car</td>
<td>1422</td>
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* A/C Sq. Ft. is the Air Conditioned Square Footage of the house.

Income Qualifications
Avenue Place buyers purchasing a property without income qualifications ("Market Rate buyers") are required to complete a one-on-one Pre-Closing Counseling session at Avenue’s Homeownership Center prior to closing. Market rate buyers are strongly encouraged to attend the Pre-Purchase Homebuyer Education Class to gain knowledge about the home buying process as a first-time homebuyer.

Avenue Place buyers purchasing a property with income qualifications (at or below 120% AMI) are required to complete an Income Verification, a Pre-Purchase Homebuyer Education Class, and a Counseling session at Avenue’s Homeownership Center, a HUD-approved Housing Counseling Agency that adheres to the National Industry Standards for Homeownership Education and Counseling. Buyers could qualify for a $26,000 forgivable loan over 10 years. Depending on current available funds, buyers could also qualify for an additional $20,000 deferred loan due upon sale of the home or in 30 years.

For more information on Down Payment Assistance or to register for the class
Visit our website at www.avenuecdc.org and click on HOMEOWNERSHIP
Or email DownPaymentAssistance@avenuecdc.org
THE BRAYS

Fabulous two-story with porches made for entertaining!

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

Open and inviting floor plan

1031 Hillstar

$249,900

Contemporary

1408 square feet

3 Bedrooms

2.5 Baths

Attached 1-Car Garage
Versatile two-story with bonus space upstairs!
Sunny dining room with covered porch
Great storage throughout
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

First Floor

- MASTER BEDROOM
  15'-7" x 11'-4"

- BEDROOM
  10'-3" x 11'-0"

- DINING ROOM
  15'-1" x 11'-0"

- LIVING ROOM
  15'-1" x 14'-6"

- BEDROOM
  11'-6" x 12'-0"

- GARAGE
  12'-0" x 20'-0"

- FRONT PORCH
  15'-6" x 5'-0"

- BACK PORCH
  3'-0" x 5'-0"

4319 Darter
$243,900
Traditional

1038 Hillstar
$245,900
Contemporary

1332 square feet
3 Bedrooms
2 Baths
Attached 1-Car Garage
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!

4334 Cetti  $253,900  Traditional
4202 Darter  $299,900  Traditional Alternate

1422 square feet
3 Bedrooms
2.5 Baths
Detached 2-Car Garage (not pictured)
THE CEDAR

Large two-story with spacious master suite downstairs

Welcoming grand foyer

Jack and Jill secondary bathroom

1034 Hillstar
$308,900
3 Bedrooms
2.5 Baths
Attached 2-Car Garage

1542 square feet
THE JACKSON

Inviting two-story with flexible storage room on the first floor!
Art lover’s gallery wall at entrance
Private master suite downstairs

4323 Darter
$313,900
4 Bedrooms
2.5 Baths
Attached 2-Car Garage

1821 square feet
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 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.