Avenue Meadows

Avenue is continuing to lead the way with modern, stylish, affordable, quality, green homes in the Greater Houston area. In phase two of the Avenue Meadows development, a Northline Community, 6 new-construction single family homes will be added to the already existing development. Homes sit on large, spacious lots, have modern interior design elements with energy efficiency in mind, and feature 2-story and 1-story options to choose from.

Avenue Meadows homes are designed with an open concept layout that flows from entryway, through living room and kitchen. Just minutes from the Northline Transit Center/HCC Light Rail Station and easy access to major freeways, this vibrant neighborhood prides itself in unbeatable location, superior quality, and exceptional value.

Make your home today at Avenue Meadows!
ABOUT AVENUE

Avenue’s mission is to build affordable homes and strengthen communities. We improve our communities to enhance the quality of life of working families, and to promote healthy, vibrant, and economically diverse neighborhoods to ensure Houston’s future as a world-class city. Avenue is an award-winning not-for-profit organization. Founded in 1991, Avenue has 28 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 and Northline.

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.

ABOUT THE ARCHITECT

studioMET is an award-winning design-build firm comprised of architects, artists, designers and craftsmen whose varied mix of experience, backgrounds, and areas of expertise help to define their holistic approach to their work. By providing both architecture and construction services, they have the ability to carefully balance the budget, quality, and schedule from conception to completion. The firm’s work has been featured on AIA Houston Home Tours since 2007, Houston Modern Home Tours, Houston Chronicle, Modern Luxury Texas Interiors, CultureMap, Houston Business Journal, Houston House & Home, Houzz, The Red Vault, ABC Channel 13, Texas Architect, ArchDaily, Design Milk, Contemporist, 6sqft New York, and The Architect’s Newspaper. Archizhi, Italian Houzz and Japanese Houzz.

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

- 14 SEER Heating, Ventilation and Air Conditioning (HVAC) system
- DuPont™ Tyvek® HomeWrap®
- R38 Blown-in insulation in ceilings and R19 Batt insulation in exterior walls
- Gas furnace and gas tankless water heater
- PEX Plumbing that is flexible and resistant to scale build-up and freeze-breakage.
- Water-conserving plumbing fixtures at toilets, shower heads, and faucets
- High performance rated double-pane Low E windows
- Energy-efficient, compact fluorescent bulbs in light fixtures
- ENERGY STAR® dishwasher
- Combination carbon monoxide and smoke detectors
- Programmable thermostat for energy conservation
- Pre-wired security system with motion detector and key pad

INTERIOR DESIGN FEATURES

- Vinyl flooring in main living areas
- Carpet made in part with recycled material in all bedrooms
- Tile in baths and laundry
- Black appliances: gas range vented to the exterior, microwave, dishwasher and garbage disposal
- Decorative pendant light fixture in dining areas
- Pre-wired for data CAT-5 in the Living Room and Master Bedroom
- Ceramic tile in shower surrounds
- Low VOC (volatile organic compounds) paint for healthier indoor air quality
- Faux wood 2” blinds on select windows
- Blocking in walls for future installation of grab bars
- Flush panel solid core doors throughout the interior
- Single lite French door opens to the patio
- Interior Laundry

EXTERIOR DESIGN FEATURES

- High quality exterior paint scheme
- Flush panel solid core exterior doors with chrome hardware
- Drought-tolerant plants
- Fully sodded front and back yards
- Fully fenced back yard
- 2 exterior hose bibs

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
- Informative operations and warranty binder included
Buyers purchasing a property without income qualifications ("Market Rate buyers") are required to complete a Pre-Closing Counseling session at Avenue’s Homeownership Center. 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. There is no cost to attend the counseling session.

Buyers purchasing a property with income qualifications (at or below 120% AMI) are required to submit an Income Verification Packet, complete a Pre-Purchase Homebuyer Education Class, and attend 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. To schedule the class call 713-864-9099 or register online at www.avenuecdc.org/homeownership.

Contact Avenue’s Homeownership Center for more information on various Down Payment Assistance programs available to eligible buyers or visit https://www.avenuecdc.org/homeownership/down-payment-assistance/

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

Upgrade Packages Available

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<tr>
<th>Comfort Bundle</th>
<th>$1,580</th>
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<tr>
<td>Includes cabinet pulls, ceiling fans in all bedrooms and living area, mirrors in baths, and ceramic tile back splash in kitchen.</td>
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*Upgrade availability subject to change due to construction timeline. Verify if upgrade is still available.

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<tr>
<th>Gutters</th>
<th>$850</th>
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Income Qualifications

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THE ADMIRAL - 2 STORY

BASE PRICE
$214,900

FEATURES
✓ 3 bedrooms
✓ 1.5 bathrooms
✓ Total Square Feet: 1030

8407 Madie Dr
8405 Madie Dr
8403 Madie Dr
63 Meadow Lea Dr
THE SKIPPER - 1 STORY

FEATURES
- 3 bedrooms
- 2 bathrooms
- Total Square Feet: 1033

BASE PRICE
- $219,900

8409 Madie Dr
61 Meadow Lea Dr
Avenue Meadows is a part of the Northline community, a young and affordable community. The vision for Northline is to build a strong, safe supportive and connected community. Avenue Meadows is minutes from the Northline Transit Center/HCC Light Rail Station on Fulton and it links all of the area’s bus routes to the North Corridor light rail line also known as the Red line. The Red Line light rail travels south to connect to downtown, HCC Central, Hermann Park, the Texas Medical Center, Reliant Stadium, as well as connections to the Southeast (Purple) and East End (Green) rail lines.

Residents of Avenue Meadows will enjoy the proximity to shopping at the Northline Commons and easy access to Gulf Freeway. Situated near Janowski Elementary, Burbank Middle School, and Sam Houston MSTC High School. Nearby you will find Clark Park and Community Center, the Moody Neighborhood Library and the M.D. Anderson YMCA. Unbeatable location, superior quality, and exceptional value.

**DIRECTIONS**

Take the Airline Dr. exit off I-45 North. Turn right on Berry Rd, make a right on Meta St and left on Meadow Lea Dr.

To schedule a property tour, contact Angela Guerrero
713-322-0034 or realty@avenuecdc.org

Homeownership Center
713-864-9099
realty@avenuecdc.org
Monday thru Friday
8 a.m. to 4 p.m.