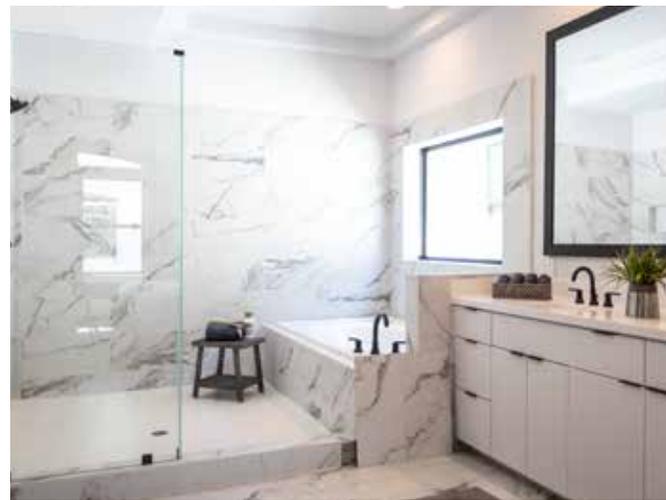




Moritz Cove

The A.1 Plan
Starting at \$525K

The A.2 Plan
Starting at \$575K



1729 Moritz Drive, Houston, TX 77055

This private enclave of eight homes is the newest exclusive community in Spring Branch, zoned to sought-after Valley Oaks Elementary, and Memorial HS. Built by Houston's renowned Riverway Homes, this 2-story brick and stucco home features everything you want and need for your busy lifestyle. Engineered hardwoods throughout your entire open concept living, dining, and kitchen space with high-end touches and on-site custom-made cabinets. Quartz island kitchen with designer accent paint can seat four people comfortably at the breakfast bar. Backyard is artificial turf for low-maintenance living. Second floor has a study just off the landing that can be used as a lounge area, workout space, study, or reading room with bookshelves. Master bath is more like a spa. Ample attic storage. Two different floor plans and finishes available in this private community at Moritz Cove. Come tour this dream home today.

For More Information

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#LivingTheRiverway

Site Plan



Location





RIVERWAY HOMES

Custom Features

Exterior Features

- Gated community.
- Custom architectural designs.
- Exterior type: Stucco.
- Old Texas mid century brick.
- Owens Corning* Oakridge shingles.
- Custom made hardwood front door including insulated glass inserts.
- Full gutters around entire residence.
- Modern style 8 ft. garage doors.
- Covered back lanai in select residences.
- Professionally designed landscaping package.
- Zero maintenance artificial turf.

Engineered for the Long Run

- Professionally-Engineered post-tension slabs.
- Truss engineered flooring system.
- Navien* Tankless water heater with comfort flow technology.

Built for Efficiency

- Energy Star certified.
- Batt Insulation in walls (R22- exterior).
- Blown insulation in attic (R30).
- Cellulose insulation in select areas.
- High-performance, multi-zone heating and cooling system for individual climate control by floor with Carrier 16 Seer unit.
- Tech Shield* radiant deck barrier.
- Media air filters.
- Independent Energy Star services performance testing on every home.
- Pre-wire for security cameras.
- Fire/Smoke alarm and Carbone Monoxide.
- Digital programed Thermostat.
- LED lighting throughout house.

Interior Features

- Hand sculpted, smoked engineered wood flooring.
- Custom design walk-in closets.
- Shaw carpet selections with 1/2" pad beneath to insulate noise.
- 11 ft. ceilings at main rooms.
- Kwikset* Smartkey handle set.
- High-end Kichler* lighting fixtures.
- Pre-wire for ceiling fans at Secondary Bedrooms.
- USB port wall outlet at Kitchen and Master suit.
- Durable and beautiful Quartz countertops throughout every level.
- Delta* plumbing fixtures.
- Intricate ceiling designs (select residences).
- Video and audio pre-wire.
- Wrought iron stair railing.

Gourmet Kitchens

- Abundance of counter space in Quartz.
- 42 inch custom made cabinets with decorative molding.
- Advanced cooking technology with GE Café and Sharp appliances.
- Undermount single bowl with disposal.
- Delta* single handle Trinsic faucet with sprayer.
- Under cabinet LED lighting.
- Full extension kitchen drawers with soft close feature.

Breathtaking Bathroom Designs

- Gorgeous Master Bath tub inside walk-in shower (selected residences).
- Undermount bathroom sinks.
- Custom design vanity area in master bath (select residences).
- Framed vanity mirrors in every bathroom.



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RIVERWAY HOMES



More Information

Zoned to Spring Branch Independent School District
Valley Oaks Elementary, Memorial High School.

Convenient proximity to: Awty International School, Duchesne Academy, The Kinkaid School.

Custom design features include:

- Hand sculpted engineered wood flooring.
- Quartz countertops throughout.
- GE Café appliance package.
- 42 inch custom-made cabinets.
- Raised panel doors throughout.
- Wrought iron stair railing.

Tax Rate of 2.713% (2017)

HOA \$ 1800 /annual dues includes:
Gate Maintenance, Front yard, Landscaping,
Common areas, and up keep.

Our Partners

Today's Structures

Avant Gardener



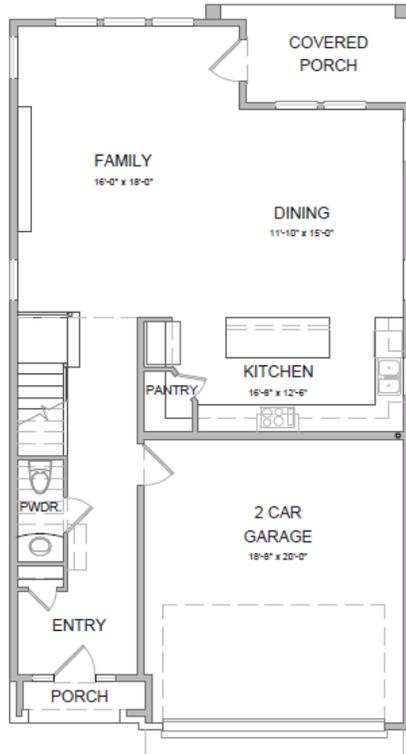
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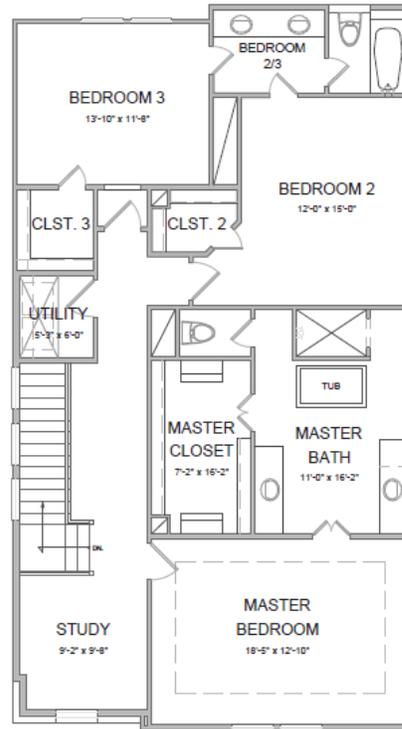
A.1 Plan Details:

- 💰 Starting at \$525K
- 🏠 2 Stories
- 📏 2,399 Sq. Ft.
- 🛏 3 Bedrooms
- 🚿 2.5 Bathrooms
- 📖 1 Study

This private enclave of eight homes is the newest exclusive community in Spring Branch, zoned to sought-after Valley Oaks Elementary, and Memorial HS. Built by Houston's renowned Riverway Homes, this 2-story brick and stucco home features everything you want and need for your busy lifestyle. Engineered hardwoods throughout your entire open concept living, dining, and kitchen space with high-end touches and on-site custom-made cabinets. Quartz island kitchen accent paint can seat four people comfortably at the breakfast bar. Backyard is artificial turf for low-maintenance living. Second floor has a study just off the landing that can be used as a lounge area, workout space, study, or reading room with bookshelves. Master bath is more like a spa. Ample attic storage. Two different floor plans and finishes available in this private community at Moritz Cove. Come tour this dream home today



First Floor



Second Floor

Turning places and spaces into extraordinary luxury homes.



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A.2 Plan Details:

- 💰 Starting at \$575K
- 🏠 3 Stories
- 📏 2,709 Sq. Ft.
- 🛏 3 Bedrooms
- 🚿 3.5 Bathrooms
- 📖 1 Study
- 🎮 1 Gameroom

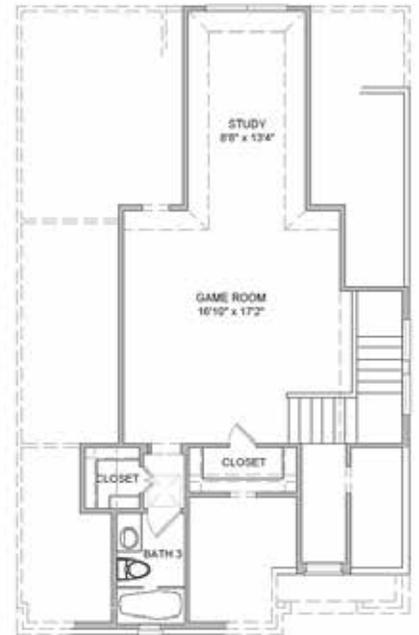
A Lovely three-story contemporary residence. Perfect for young couples with kids. 3-4 bedrooms, 3.5 baths. Study on the 2nd and a spacious Game room on the 3rd floor. Master Bath features gorgeous tub inside walk-in shower. Quartz countertops throughout the house, GE Cafe and Sharp appliances packae, and painted custom-made cabinetry.



First Floor



Second Floor



Third Floor

Turning places and spaces into extraordinary luxury homes.



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