



## SPRING VALLEY POINT

A Riverway Homes Community

Located at:  
1745 Ojeman Rd. Houston, TX 77055

For More Information:  
Crystal Duong - 832.618.9340

✉ crystal@crystalduong.com

www.riverwayhomes.com

facebook.com/riverwayhomes

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### Our Partners



BUILDER'S CHOICE



JamesHardie



Rinnai

Site Solutions  
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RIVERWAY  
HOMES

Riverway Homes  
at Spring Valley Point

1745 Ojeman Rd, Houston TX, 77055



SPRING VALLEY  
POINT

### For More Information:

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A Riverway Homes Community



### Overview

This enclave of 44 homes is the newest exclusive community in Spring Branch, zoned to Valley Oaks Elementary, and Memorial HS. Built by Houston's renowned Riverway Homes, these brick and stucco homes feature 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. Come tour this dream community today.







## Custom Features

### Exterior Features

- Gated Custom Home Community.
- Transitional Architectural Inspired styles.
- Exterior Type:
  - Stucco on all residences.
  - Old Texas Brick on all residences.
- Owens Corning Oakridge TruDefinition.
- Mahogany Front Door with 6-lite Satin Glass inserts.
- Professionally-designed landscaping package.

### 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 unit.
- Tech Shield® radiant deck barrier.
- Media air filters.
- Independent Energy Star services performance testing on every home.
- Fire/Smoke and Carbon Monoxide alarm.
- Digital programmed Thermostat.
- LED lighting throughout house.

### Interior Features

- Hand-sculpted, smoked wood flooring.
- Master suite custom design walk-in closet.
- Shaw carpet selections with ½" pad beneath to insulate noise.
- Kwikset® Smartkey handle set.
- High-end Kichler® Lighting Package.
- Pre-wire for ceiling fans in secondary bedrooms.
- USB port wall outlet in kitchen and primary suite
- Durable and beautiful Quartz countertops throughout every level.
- Delta® plumbing fixtures.

### Gourmet Kitchens

- Abundance of counter space in Quartz.
- Custom-designed Builder's Choice Cabinets.
- Luxury GE® kitchen appliances.
- Under-mount 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 in select residences.
- Under-mount bathroom sinks.
- Wall-to-wall mirrors in select residences.
- Three-setting Delta® showerhead.
- Advanced technology H2O kinetic® Hand Shower with Slide Bar in select residences.
- Beautiful frameless shower glass door.



### More Information

Riverway Homes has been in the homebuilding industry for more than 30 years. Because we are family owned we're more flexible and responsive than many big volume homebuilders. We specialize in providing competitive value to our customers in the form of high-quality homes at affordable prices. Design features and luxury finishes is what best differentiate us from our competitors. We pay particular attention on all of the details that make a house a home.

### Location

1745 Ojeman Rd, Houston, TX 77055



### Zoned to Spring Branch Independent School District

Valley Oaks Elementary,  
Spring Branch Middle School  
Memorial High School.

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



# The Alisa Plan: Option A

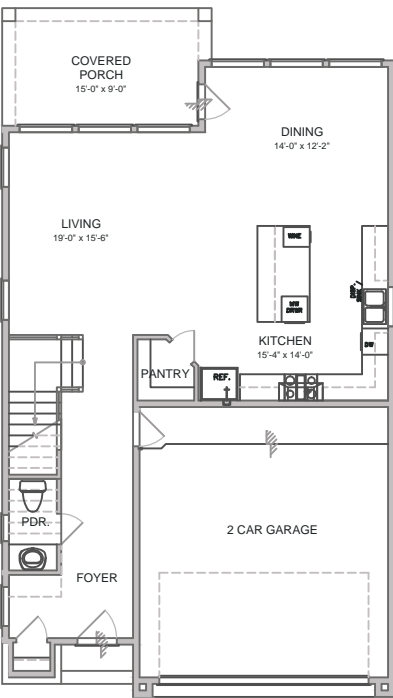
-  2,717 Sq. Ft.

 3 Stories

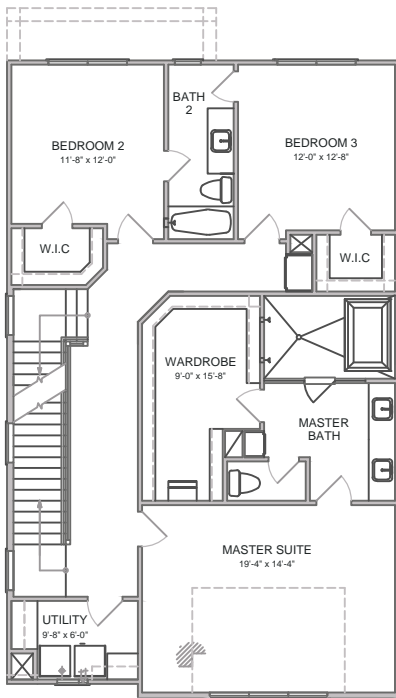
 4 Bedrooms

 3.5 Bathrooms

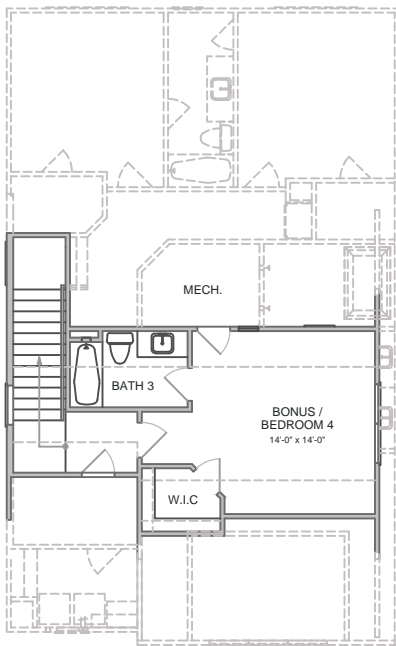
 Attached Garage



First Floor




Second Floor





Third Floor





# The Alisa Plan: Option B


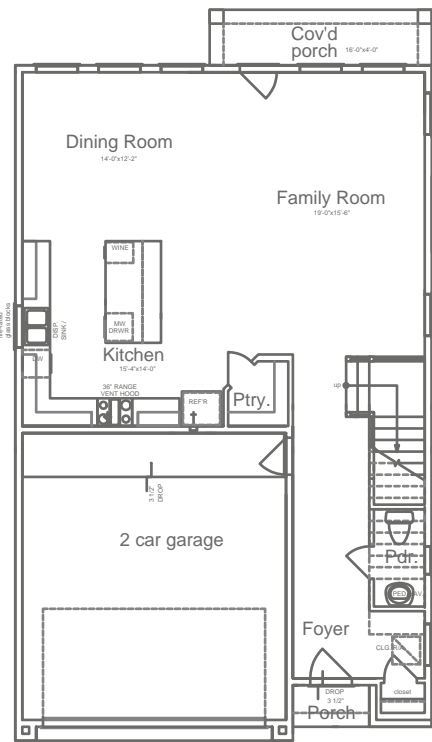
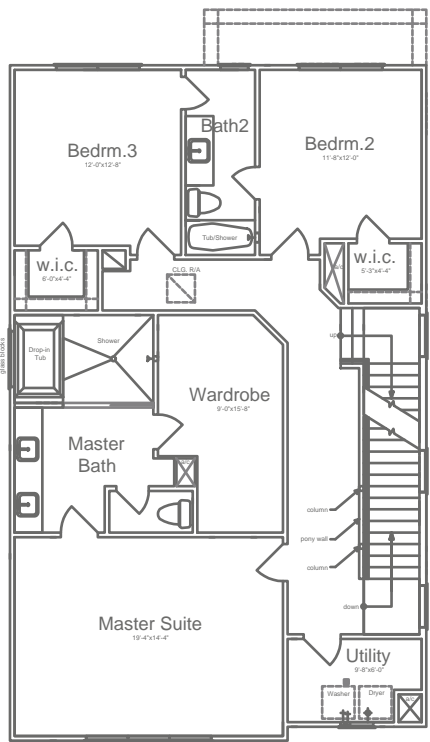
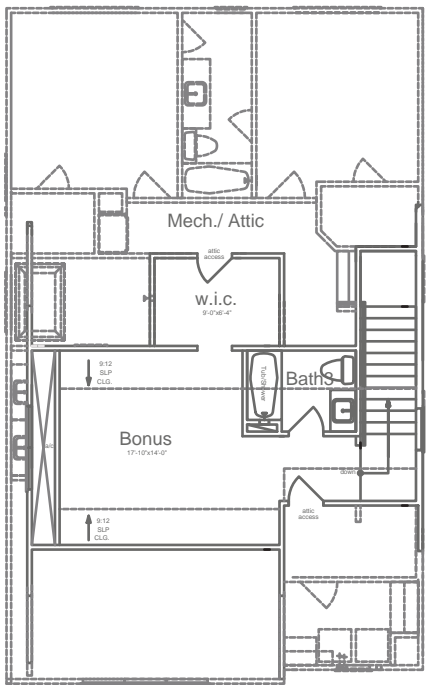
-  2,717 Sq. Ft.

 3 Stories

 3 Bedrooms

 3.5 Bathrooms

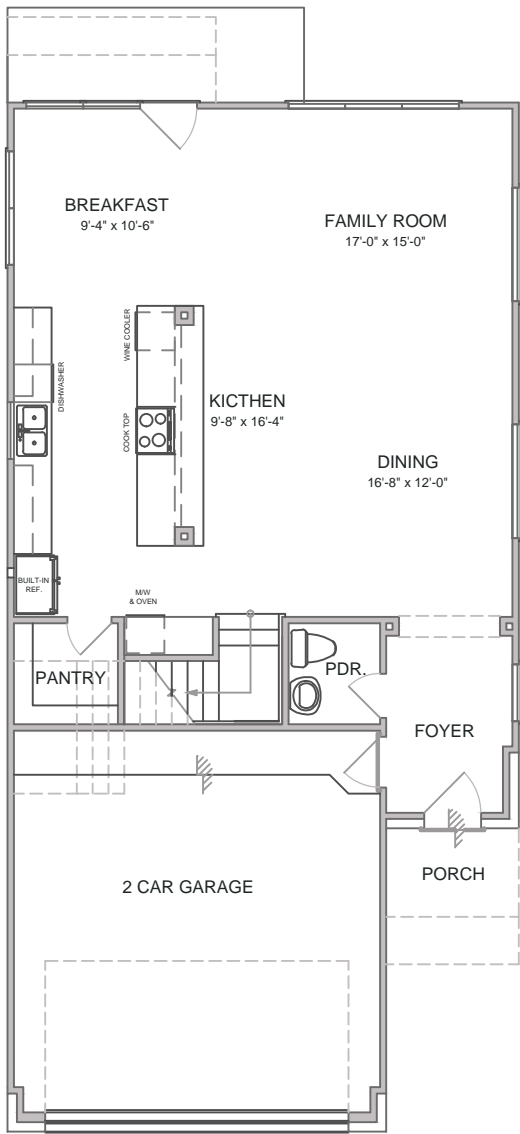
 1 Bonus Room

 Attached Garage
- 
- First Floor
- 
- Second Floor
- 
- Third Floor
- Choose the floor plan.  
Pick the finishes.  
Live the Riverway.
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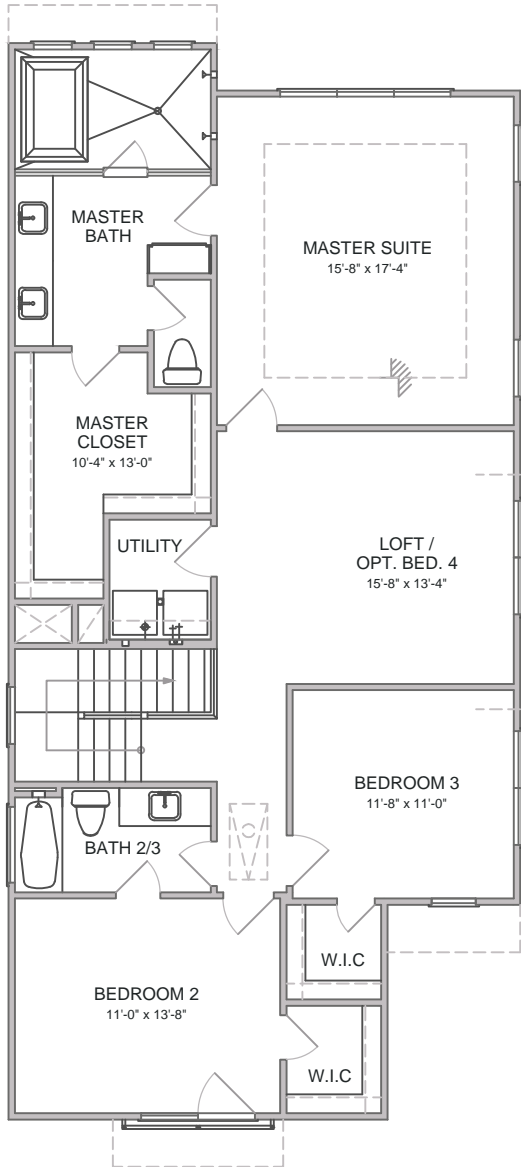


# The Bellini Plan:

-  2,286 Sq. Ft.
-  2 Stories
-  3 Bedrooms\*
-  2.5 Bathrooms\*
-  1 Loft
-  Attached Garage

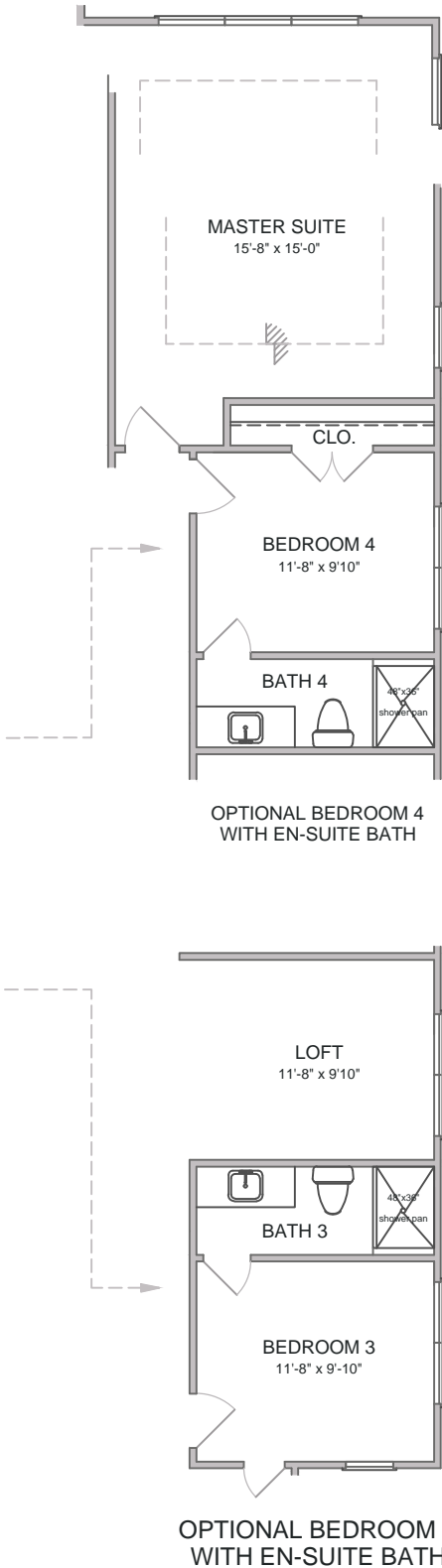


First Floor



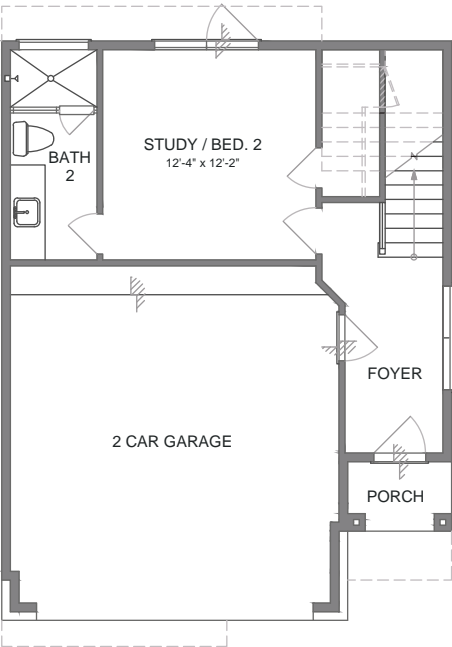
Second Floor

**\*Additional Options:**  
En-suite bath for Bedroom 3 (keeping Loft not turning it into Bedroom 4)  
4th Bedroom with en-suite bath (keeping Bedroom 3 with a shared Bath).

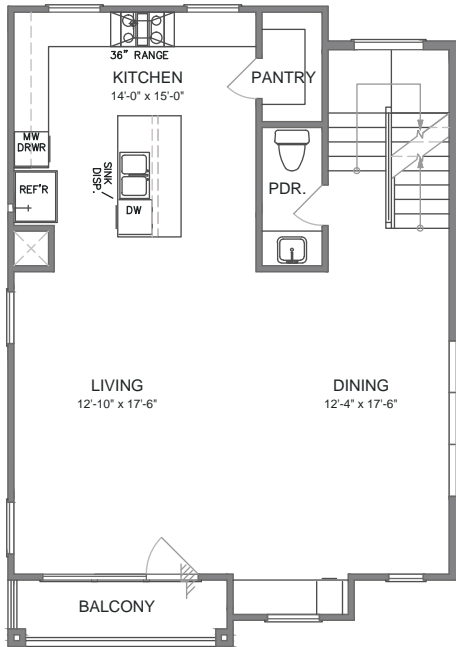


# The Donatella Plan:

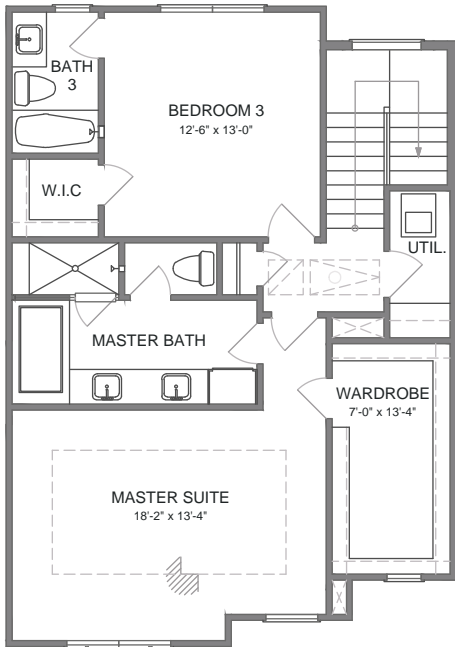
2,121 Sq. Ft. 3 Stories 3 Bedrooms  
3.5 Bathrooms Attached Garage



First Floor



Second Floor

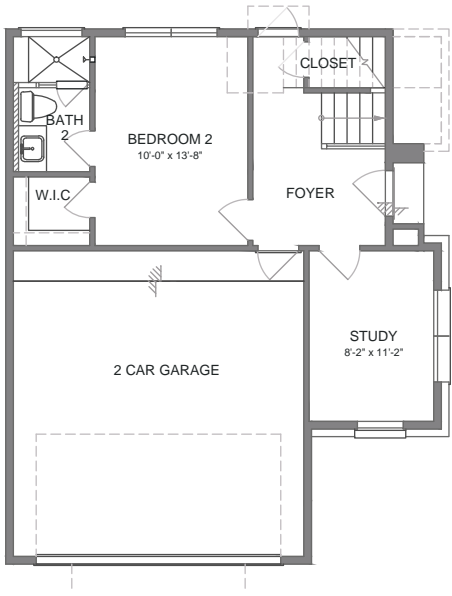


Third Floor

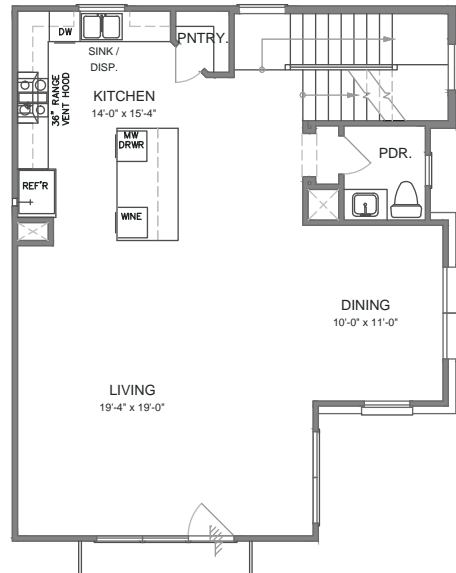


# The Cabernet Plan:

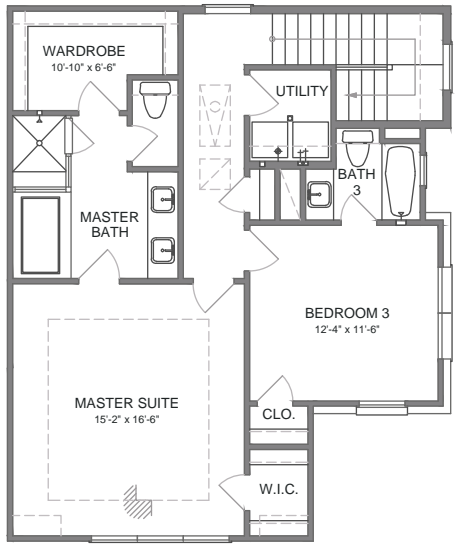
2,274 Sq. Ft. 3 Stories 3 Bedrooms  
3.5 Bathrooms 1 Study Attached Garage



First Floor



Second Floor



Third Floor

