



PALISADES PARK

A community of Two & Three Level Residences in Timbergrove
SECTION 5 NOW OPEN



To learn more about this community, please contact:

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Nick@happenhoustons.com

CHOICE IS THE ULTIMATE LUXURY





CITY HOMES
CHOICE

PALISADES PARK QUICK MOVE-IN HOMES

6340 Paddington Bend **\$449,990**

3 beds | 3.5 baths | 2 car garage
1,802 sq. ft.

6336 Paddington Bend **\$454,900**

3 beds | 3.5 baths | 2 car garage
1,876 sq. ft.

6332 Paddington Bend **\$464,900**

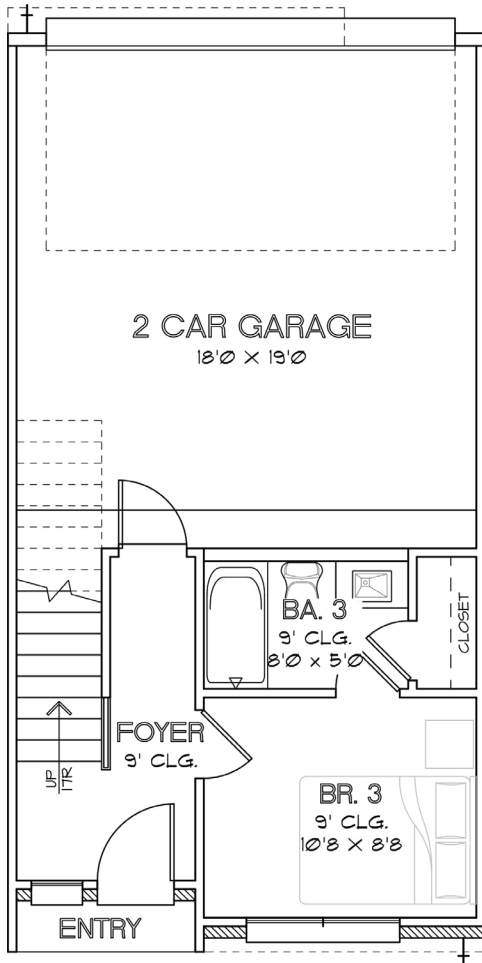
3 beds | 3.5 baths | 2 car garage
1,808 sq. ft.

6338 Paddington Bend **\$459,900**

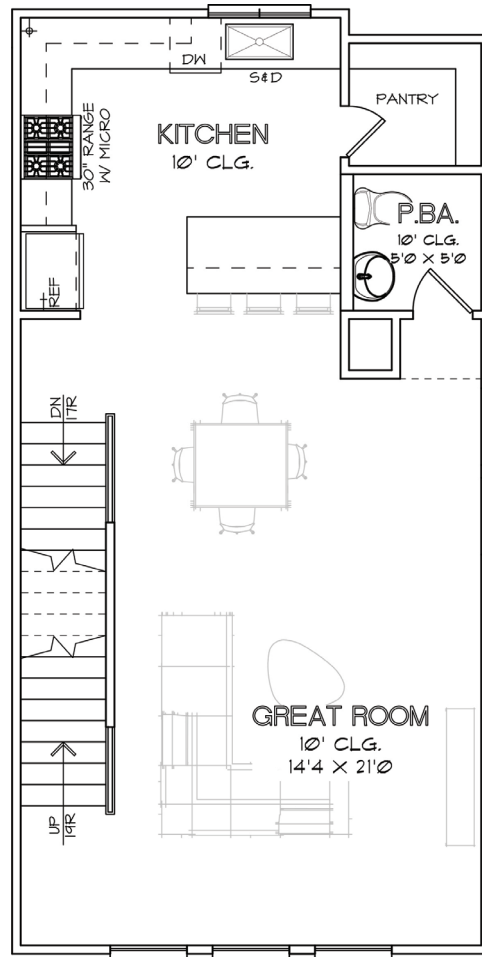
3 beds | 3.5 baths | 2 car garage
1,876 sq. ft.

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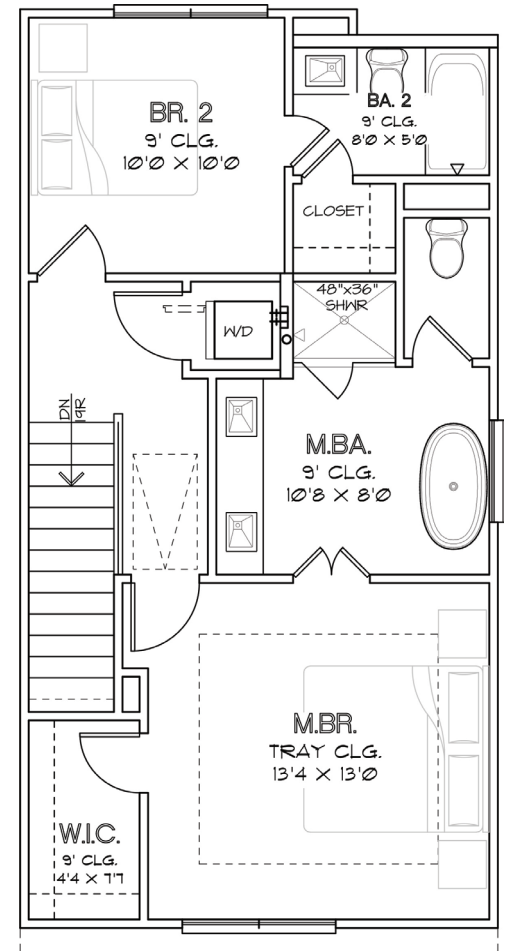




FIRST FLOOR

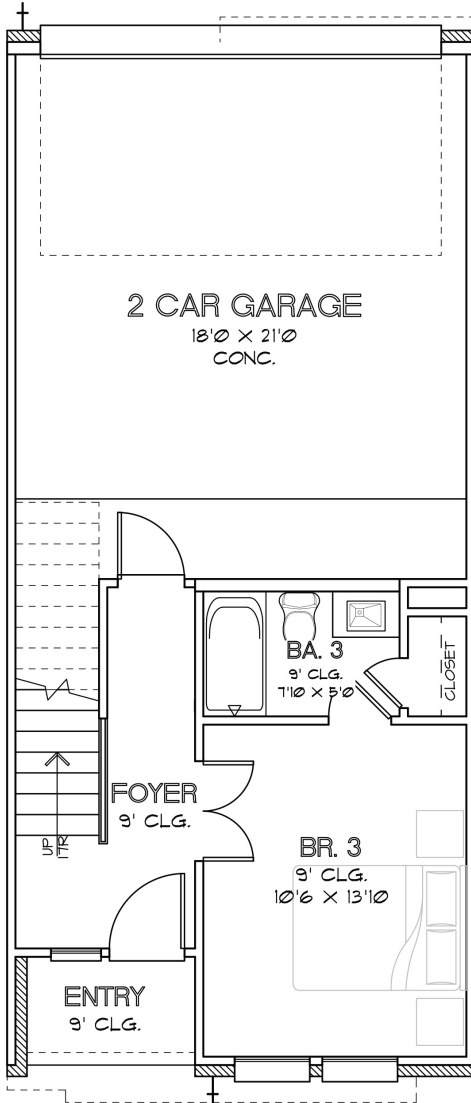


SECOND FLOOR

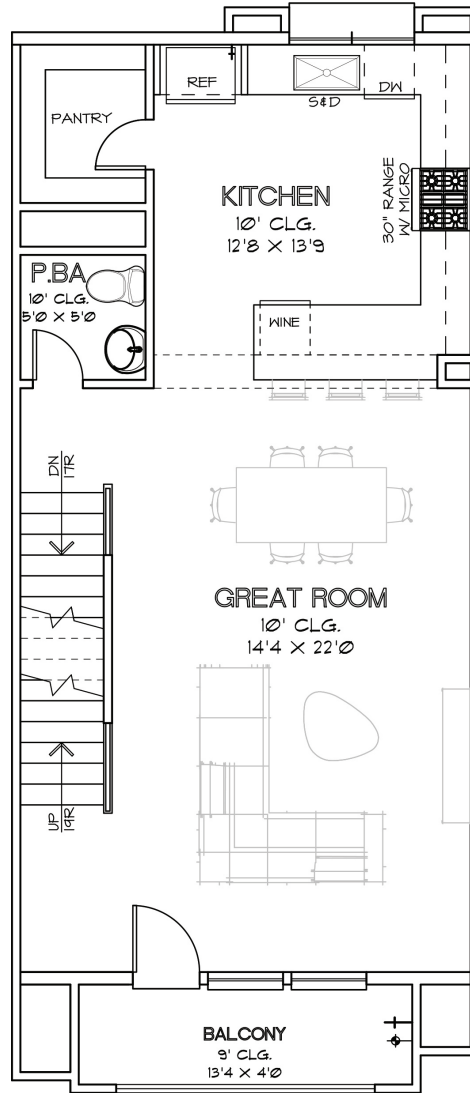


THIRD FLOOR

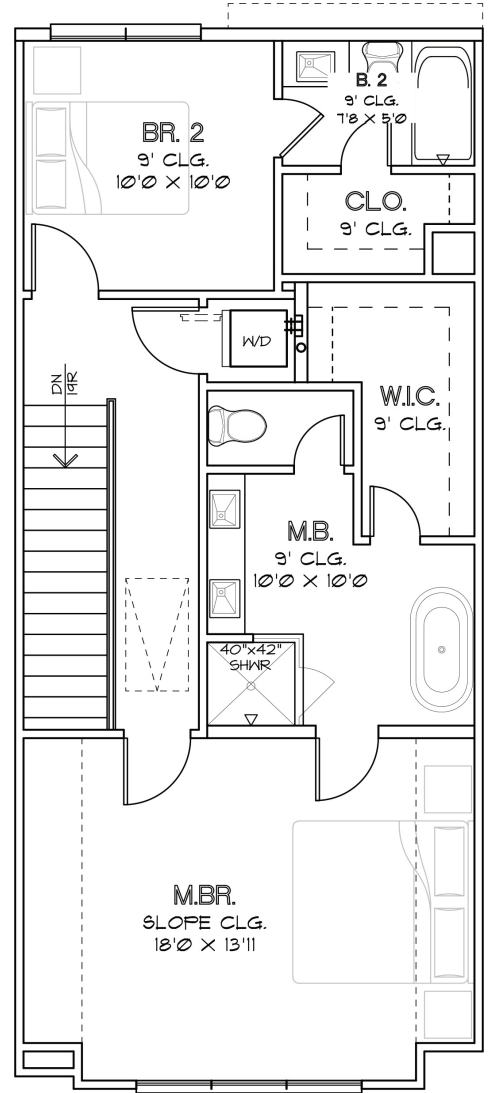
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FIRST FLOOR



SECOND FLOOR



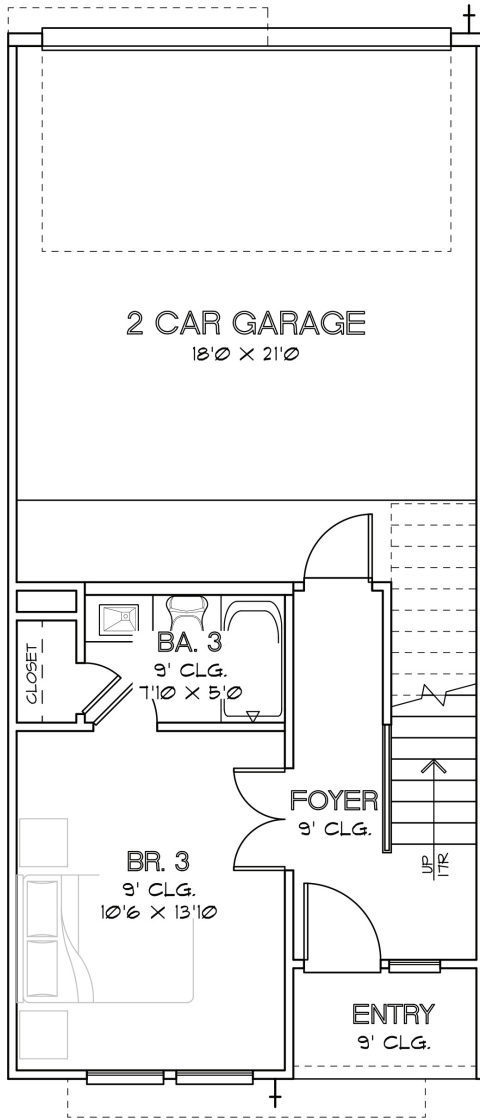
THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY

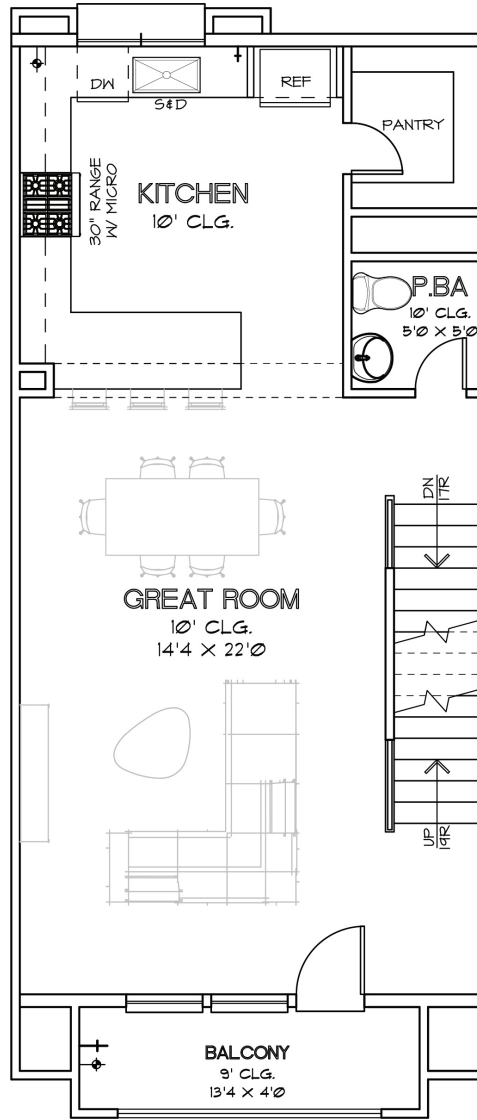


CITY HOMES
CHOICE

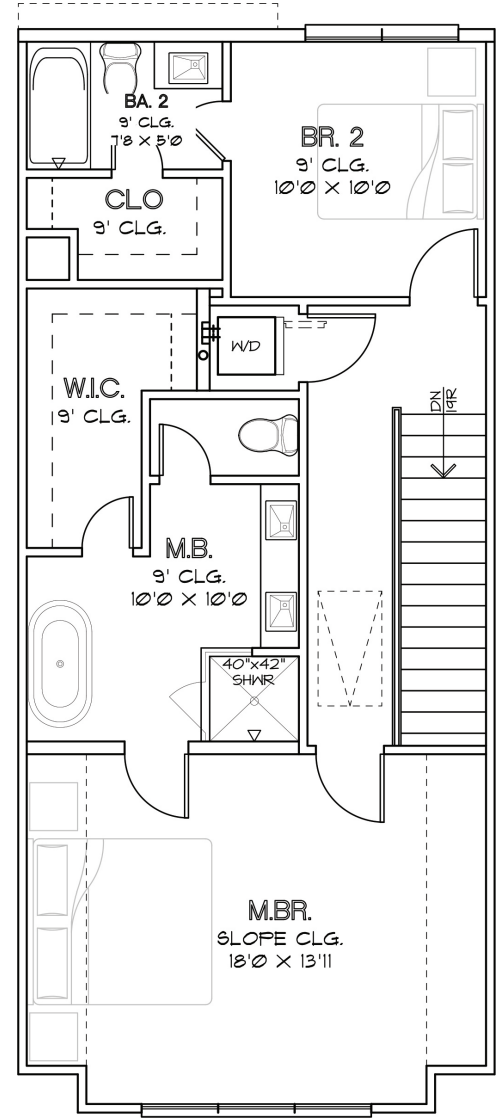
PALISADES PARK
1,802 SQ.FT.



FIRST FLOOR



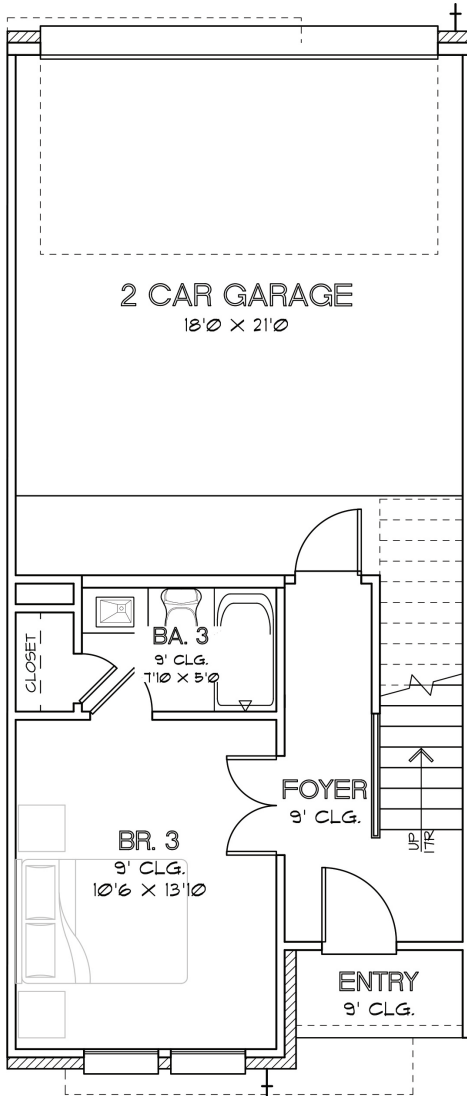
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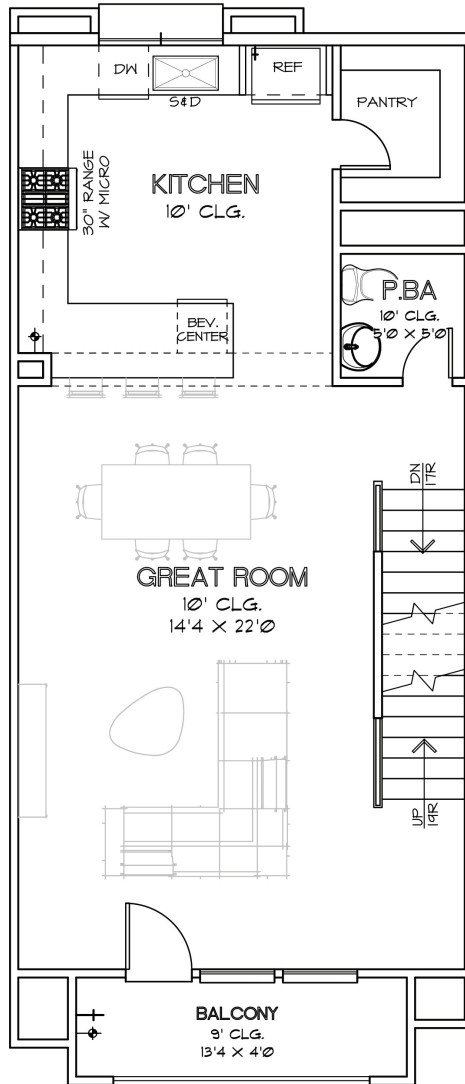
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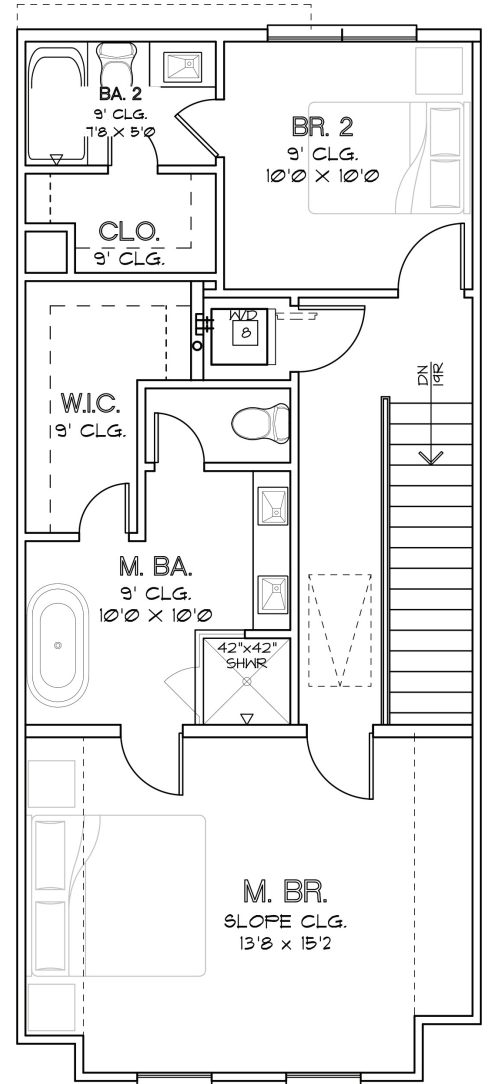




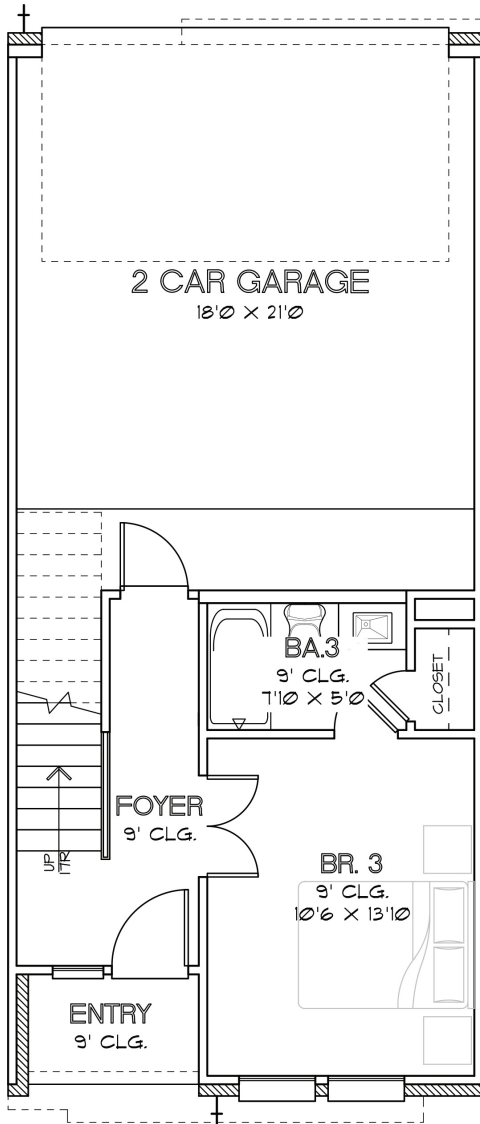
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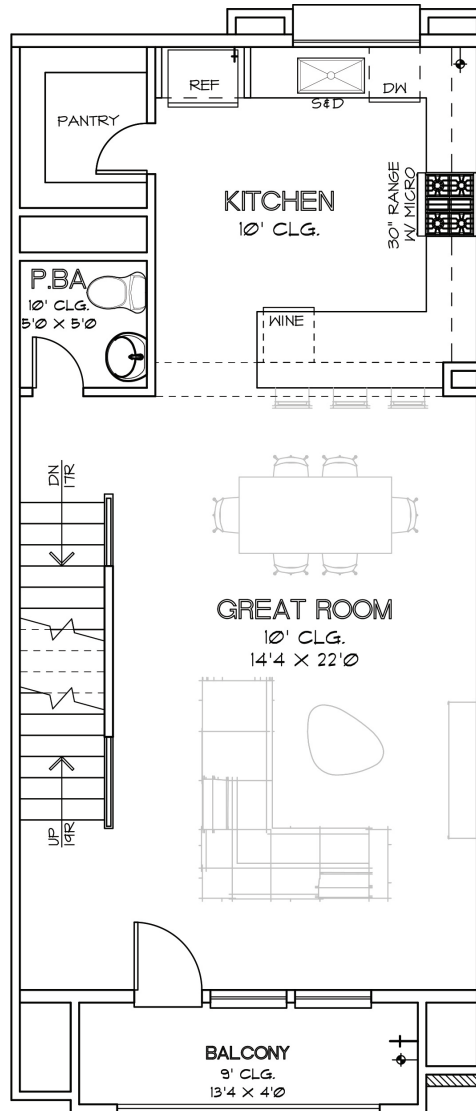
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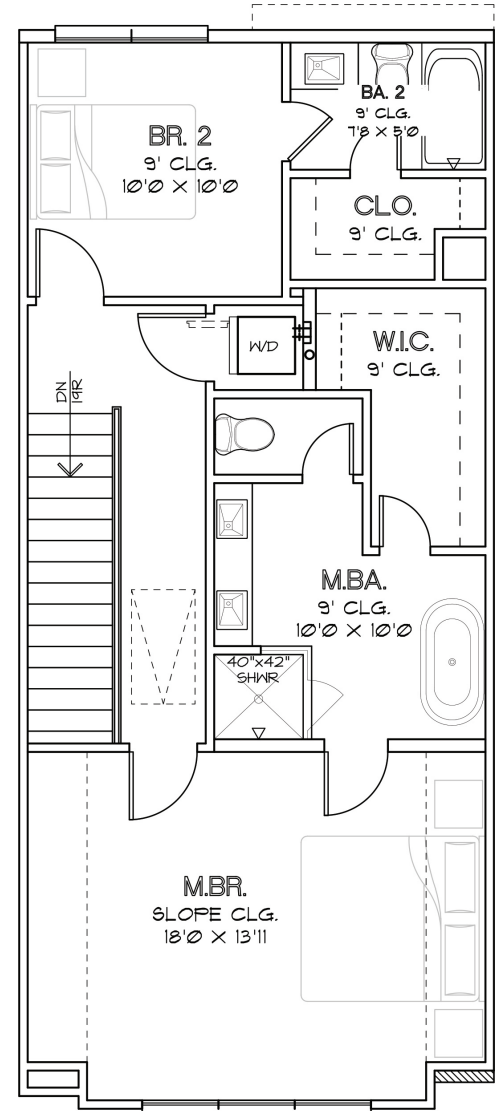
THIRD FLOOR



FIRST FLOOR

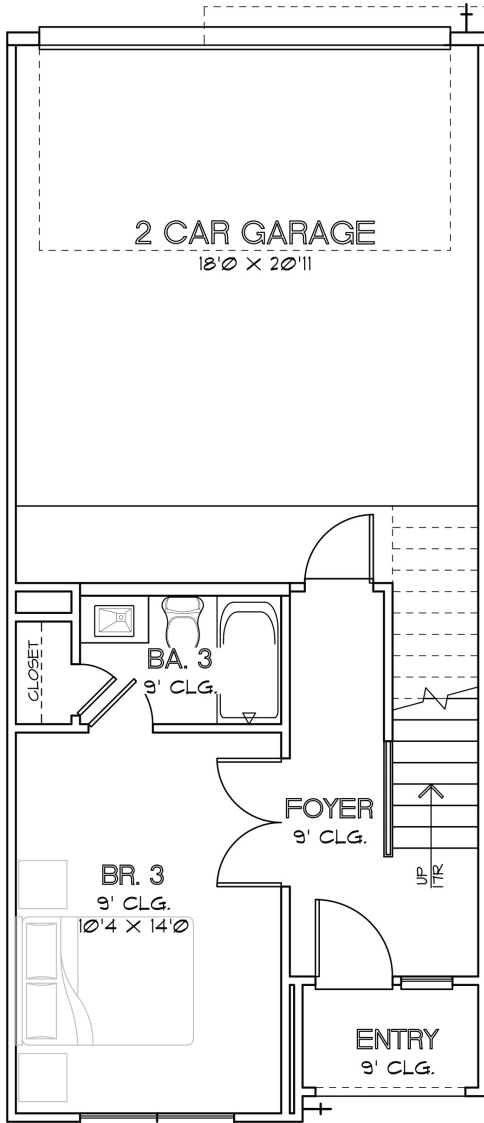


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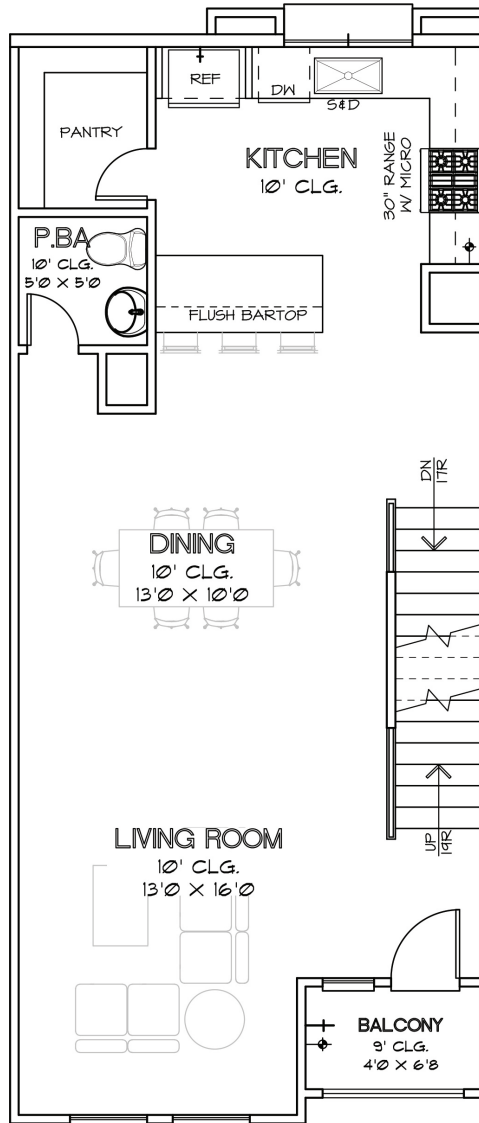


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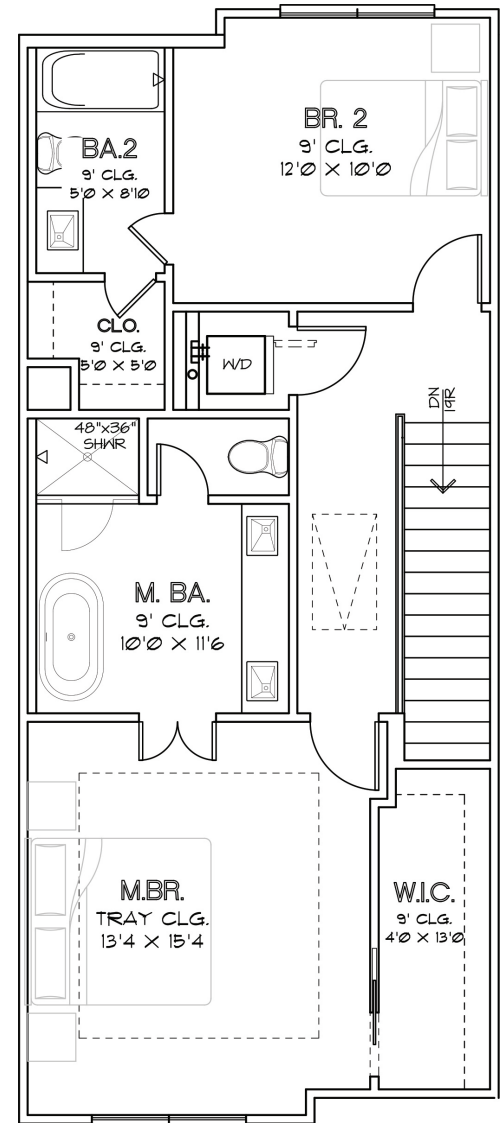
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FIRST FLOOR



SECOND FLOOR

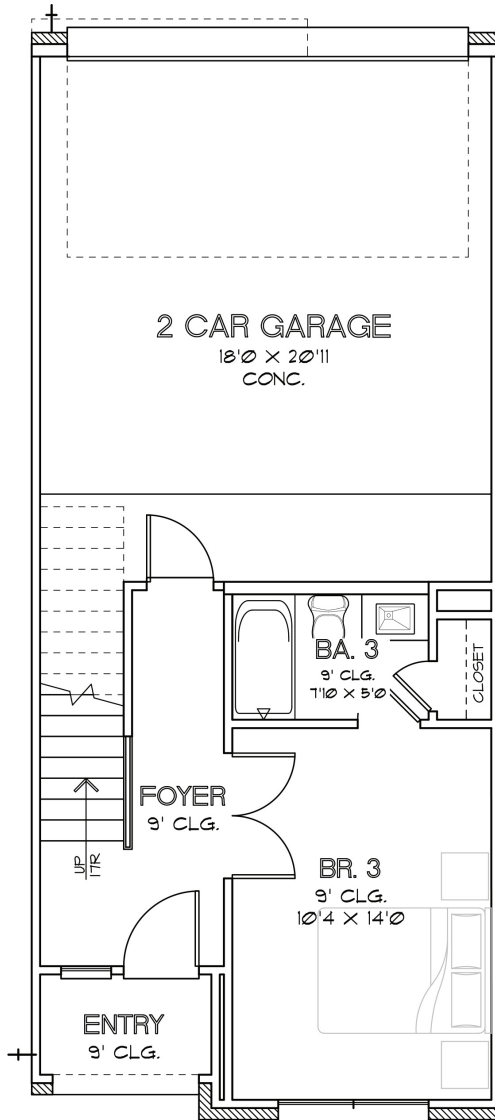


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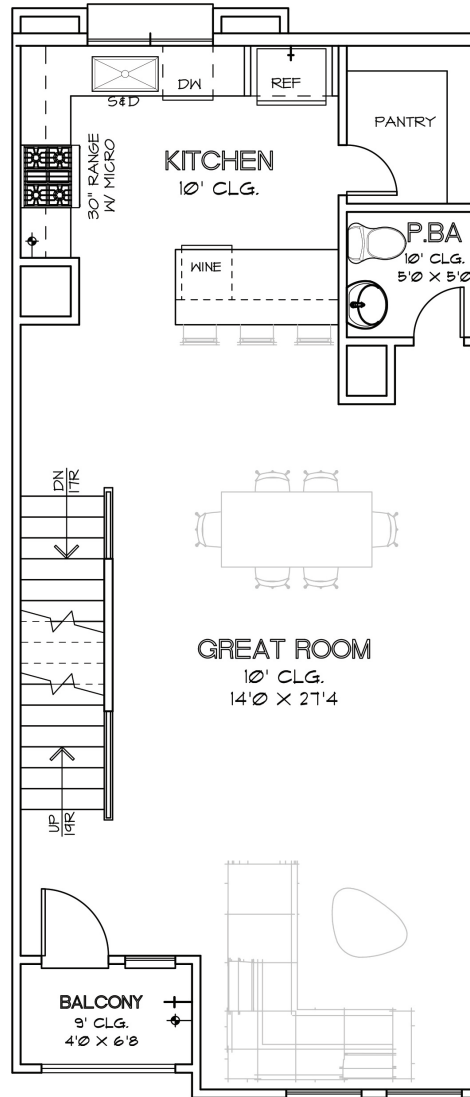


CITY HOMES
CHOICE

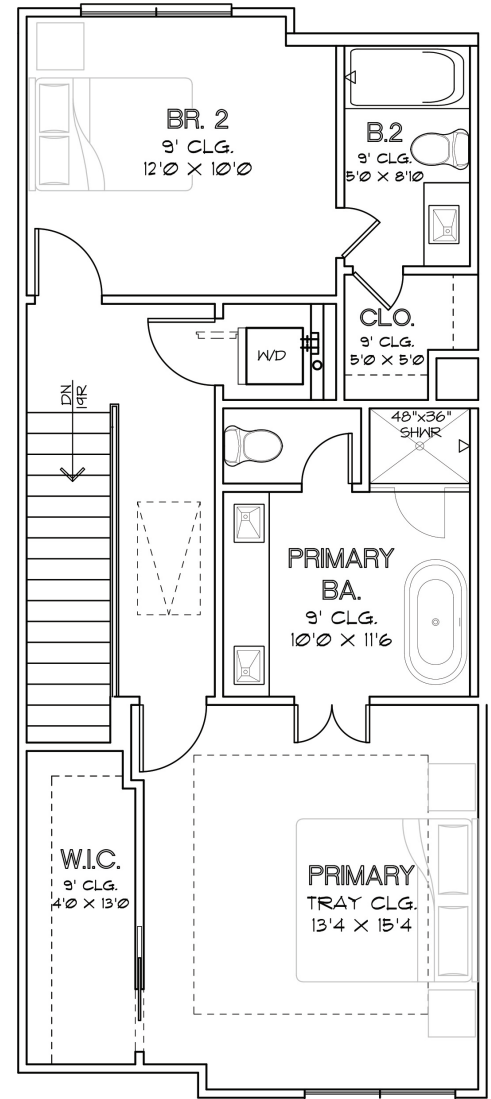
PALISADES PARK
1,884 SQ.FT.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

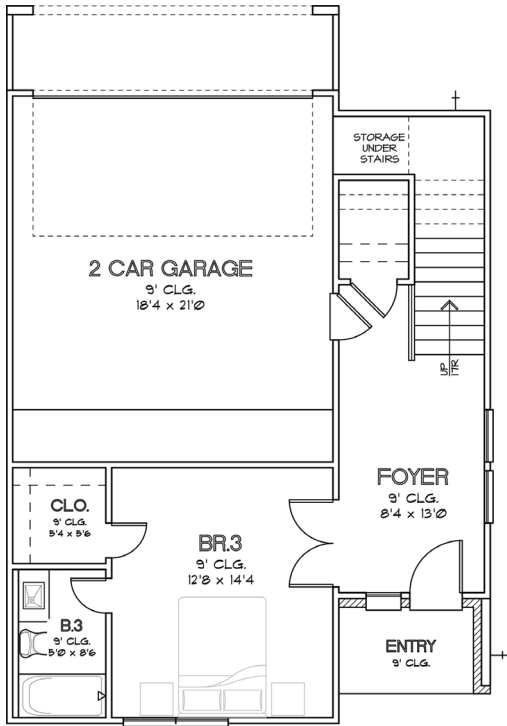
CHOICE IS THE ULTIMATE LUXURY



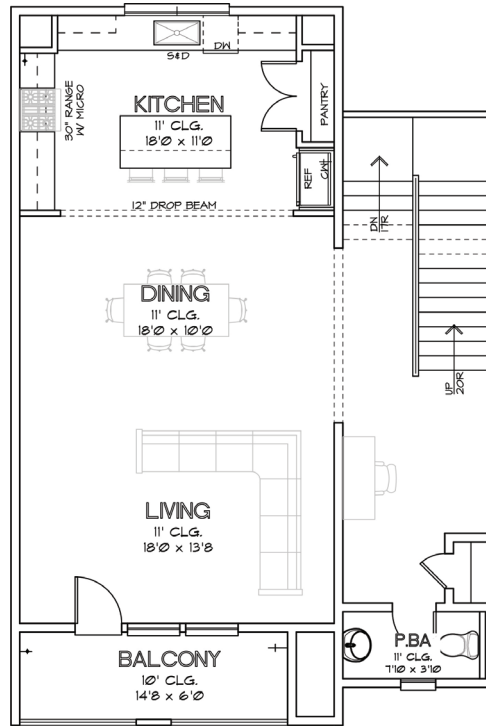


CITY HOMES
CHOICE

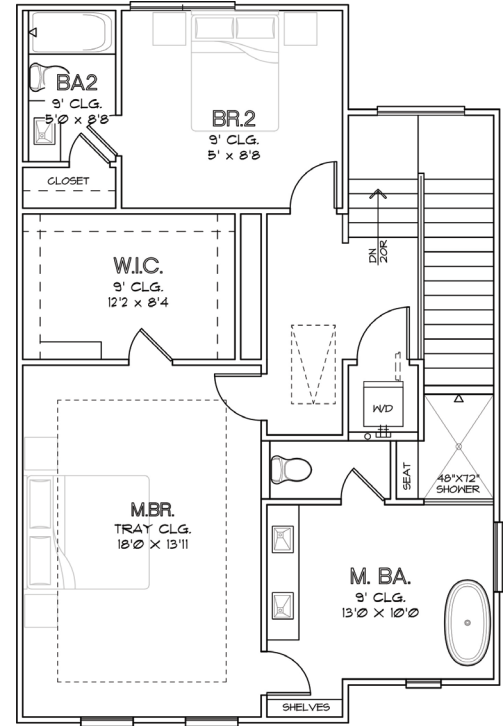
PALISADES PARK
2,425 SQ.FT.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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PALISADES PARK

FEATURES & SPECIFICATIONS

FIRST FLOOR (ENTRY WAY, FIRST BEDROOM, FIRST BATHROOM)

- Engineered Swiss Flooring in Entry Hall
- Coat Closet
- First Bedroom with Engineered Swiss Flooring
- Designer Porcelain Floors in Bathroom and Shower
- Quartz Countertops
- Undermounted Sink
- Modern Chrome Plumbing Fixtures
- Laminate Wood Steps up to Second Floor

SECOND FLOOR (KITCHEN, DINING, LIVING ROOM)

- Engineered Swiss Flooring throughout Second Floor
- Laminate Wood Treads
- Quartz Countertops
- Subway Tile Backsplash
- Shaker Cabinetry
- Powder Room with Pedestal Sink

THIRD FLOOR

- Engineered Swiss Flooring in Hallways
- Laminate Wood Treads on Stairs/Risers

Master Bathroom

- Engineered Swiss Flooring
- Designer Porcelain Floors in Bathroom and Shower
- Free-Standing Soaking Tub
- Frameless Glass Shower
- Modern Chrome Plumbing Fixtures
- Undermounted Sink
- Quartz Countertops
- Mirrors
- Shaker Cabinetry

Secondary Bathroom

- Designer Porcelain Flooring and Paneling in Shower
- Quartz Countertops
- Undermounted Sink
- Modern Chrome Plumbing Fixtures
- Shaker Cabinetry

MECHANICAL SPECIFICATIONS

Foundation

- Engineered Post Tension Foundation
- 3,000 PSI Concrete
- Engineered Building Pads

Frame and Cornice

- Engineered Structural Framing
- 2"x4" Stud Grade Fire Walls, Every 16" (+or-) O.C.
- Yellow Pine Ceiling Joints 16" (+or-) O.C.
- Yellow Pine Rafters, 16" (+or-) O.C.
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing
- Engineered Wood Trusses Per Floor

- 3/4" Tongue and Groove Subfloor
- Cem Plank Siding
- All Subfloor is Glued, Nailed and Screwed
- Anthony Power Beams
- Windstorm Per Plans and Codes

Windows

- Vinyl Frame, Insulated (Double Pane), Clear Glass with Low-E

Ceiling Heights

- Varies from 9'-12' - See Floor Plan

Exterior

- HardiPlank siding or Hardi Stucco Board
- Sherwin Williams Conflex Elastomeric Coating
- 30-Year Roof Shingle

Air Conditioning and Heating

- 16 SEER System
- Name Brand Condensing Unit
- Name Brand Furnace
- R-8/6 Silver Flex Duct in Attic
- Programmable Thermostats

Electrical

- All Copper Wiring throughout the House
- GFI Safety Switches where Required by Codes
- 125 AMP Main Electric Panel
- All Other Electrical Wiring as Per Floor Plans
- Recessed Can Lighting

Plumbing

- CPVC Vents and Drain Pipes
- Black Steel Pipes for Gas
- Insulated Exposed Water Lines
- 40-Gallon Water Heater

Insulation

Area:	Material:	R-Value:	Thickness:
Exterior Walls	Batt	R-19	5"
Cold Floors	Batt	R-19	6.25"
Ceilings	Batt	R-19	5"
Attic	Blown	R-38	12"

Appliances

- Dishwasher: Samsung DW80M2020US
- Cooktop: Samsung NX58K3310SS
- Microwave: Samsung ME16K3000AS

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PALISADES PARK

COMMUNITY INFORMATION

Houston Independent School District

Sinclair Elementary School

6410 Grovewood Ln, Houston, TX 77008
(713) 867-5161

Black Middle School

1575 Chantilly Ln, Houston, TX 77018
(713) 613-2505

Waltrip High School

1900 W 34th St, Houston, TX 77018
(713) 688-1361

Tax Information

2.13% (2025)

HOA Information

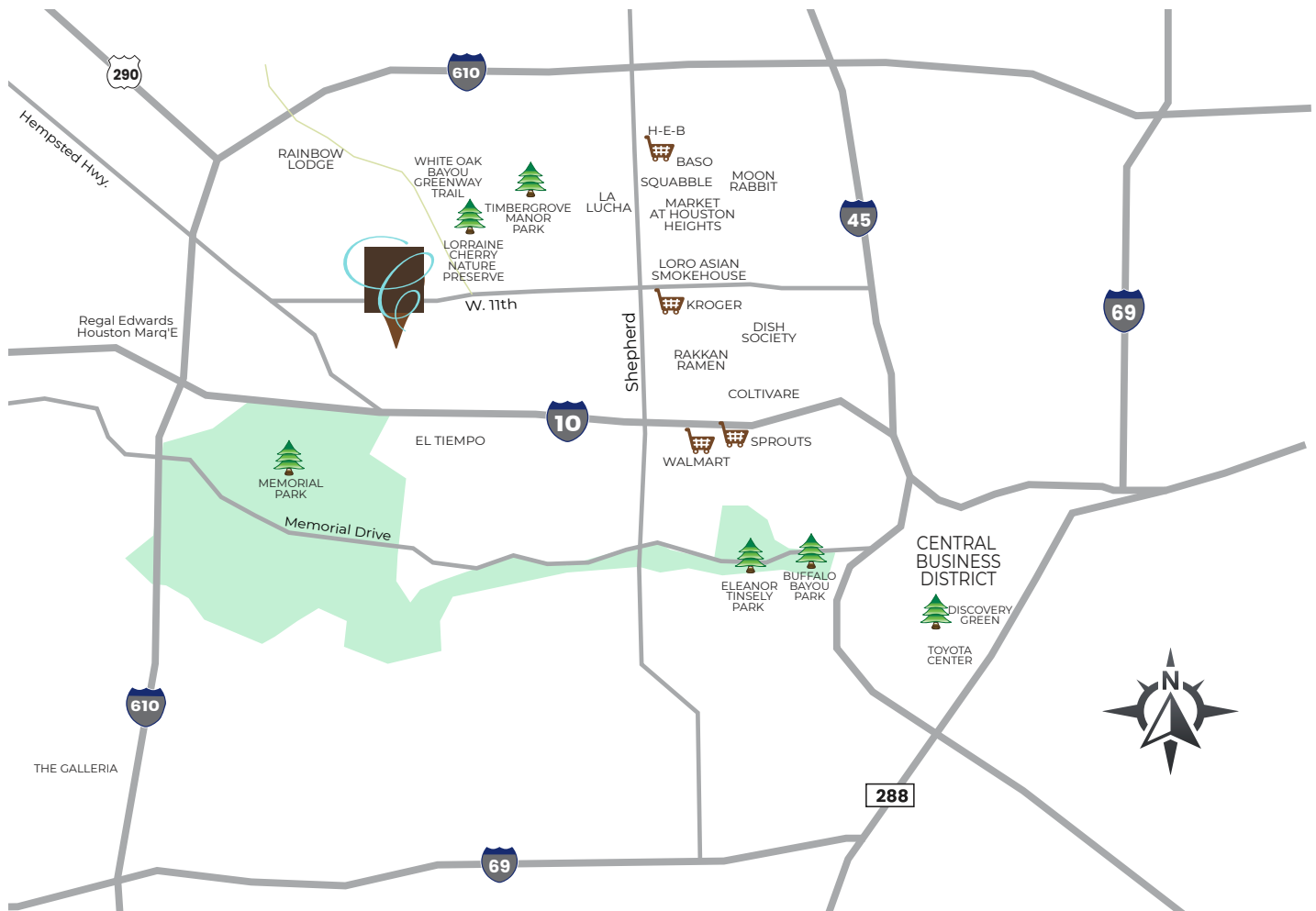
Management Company: Beacon Residential Management

Annual Dues: \$1,110 (No Capital Reserve Contribution)

Includes: Common area maintenance (including landscaping, gates and fences), private trash, and water.

Points of Interest

- Quietly located in Timbergrove (East Heights) with easy access to I-10 and 610.



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CHOICE

PALISADES PARK

SECTION 5 SITE PLAN



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