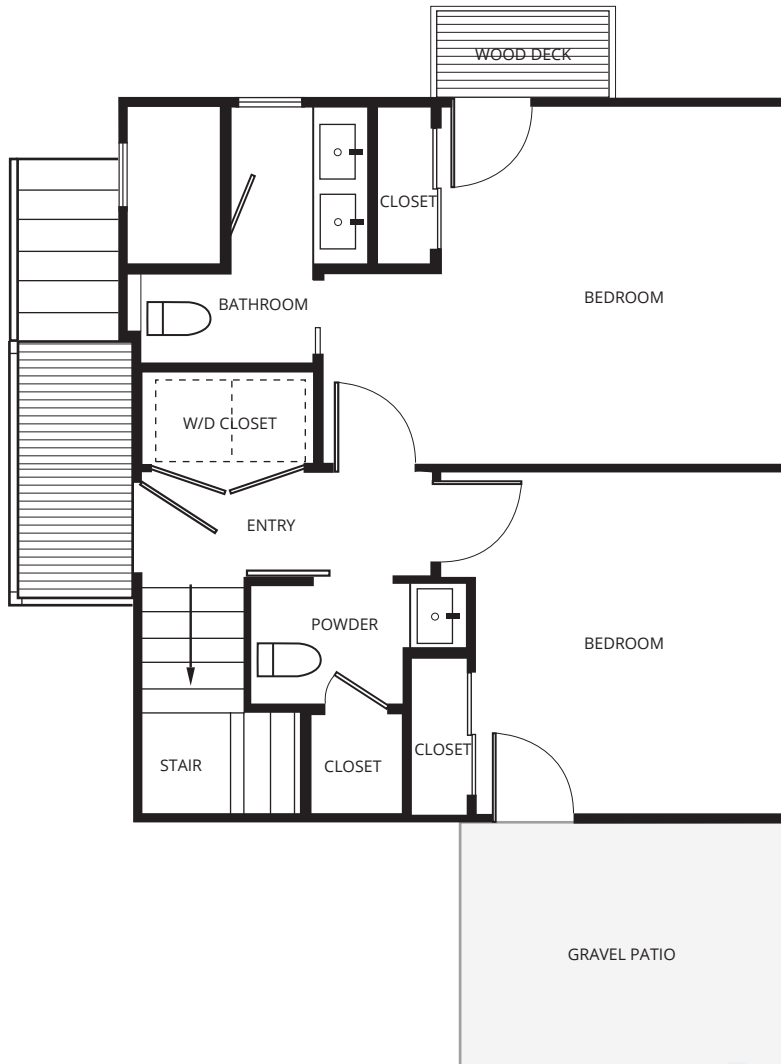




3923 EAST 16TH ST. 78704 UNIT B
AUSTIN, TX

2 BEDROOM | 1.5 BATHROOM | 983 SQ FT



FIRST FLOOR

GRAVITY
FOURTEEN

3718 MANCHACA RD
AUSTIN, TX 78702



BUILD@GRAVITY14.COM

GRAVITY14.COM



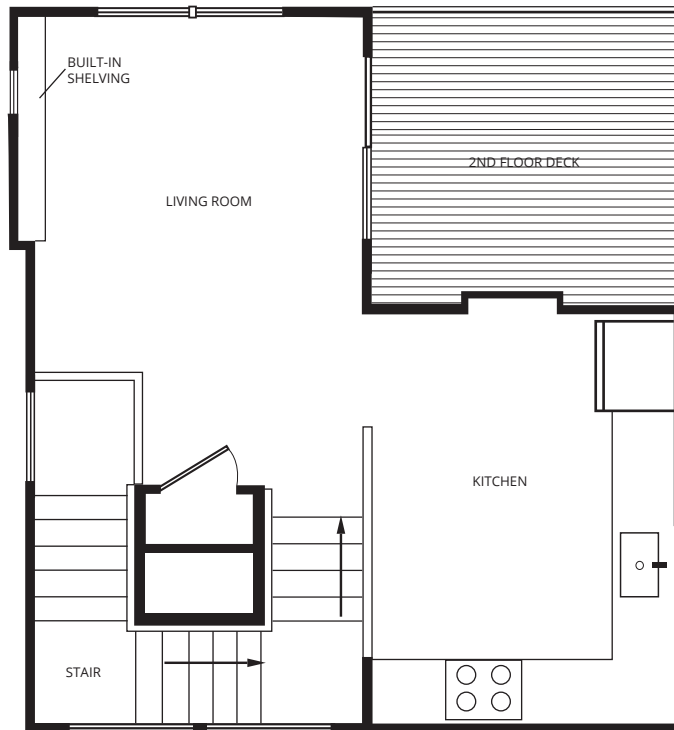
512-649-8885





3923 EAST 16TH ST. **78704** UNIT **B**
AUSTIN, TX

2 BEDROOM | 1.5 BATHROOM | 983 SQ FT



2ND FLOOR

GRAVITY FOURTEEN	3718 MANCHACA RD AUSTIN, TX 78702	 BUILD@GRAVITY14.COM	GRAVITY14.COM
		 512-649-8885	 



EXTERIOR SPECIFICATIONS

2 BEDROOM | 1.5 BATHROOM | 983 SQ FT

- Designed by Merzbau Design Collective
- Zip System Enclosure
 - Integrated water resistive barrier & air barrier
- Metal 24 gauge roof with standing Galvalume seam.
 - 5 year workmanship warranty and
 - Up to 50 year manufacturer warranty on the metal.
- Aluminum 6" gutters with 4" downspouts.
- Allura fiber cement siding.
 - Class A fire rating
 - Non-combustible
 - Moisture & weather resistant
 - 50 year manufacturers warranty
- Insulation-
 - Attic- 7 inches of R-26 spray foam applied to the bottom of the roof deck. 3.5 inches applied to the vertical surfaces.
 - Exterior Walls- Combination of R-15 & R-19 fiberglass batts.
 - Midfloor Sound- 2 inches of spray foam between the first and second floors.
 - Sound Insulation- R-11 installed in the bathroom & utility common walls.
- Simonton Windows with Low-E glass
- Solid Simpson fir front door with 6 lite double satin etch insulated glass
- Fully fenced in backyard
- Full landscape package
- Comes with a one year workmanship & materials, two years wiring, piping, and ductwork, and 10-year structural warranties.



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INTERIOR SPECIFICATIONS

2 BEDROOM | 1.5 BATHROOM | 983 SQ FT

- Designer lighting, tile, and plumbing fixtures throughout.
- Custom designed kitchen
- Engineered hardwood floors throughout
- Simonton Plygem profinish windows:
 - Lifetime warranty
- Samsung stainless kitchen package:
 - 30" free standing 5 burner gas range
 - Stainless steel french door refrigerator
 - Bosch dishwasher 300 series
- Quartz countertops
- Custom hardboard shelving in all closets and pantry
- Solid core flush interior doors
- Trane HVAC 14 seer equipment with gas furnace
- Navien Tank-less hot water heater:
 - 1 Warranty year labor
 - 5 Warranty year parts
 - 15 Warranty on heat exchanger
- Second floor balcony
- Comes with a one year workmanship & materials, two years wiring, piping, and ductwork, and 10-year structural warranties.



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