



AVENUE PARK



Experience the

PALO SANTO

Serenity. Warmth. Nature. Home.

a warm

WELCOME

to Avenue Park

Welcome to Avenue Park and your new Palo Santo home, where warmth and spirit create a sacred space. Inspired by the revered Palo Santo wood, your new home exudes a sense of warmth, comfort, and natural beauty. With earthy tones and organic materials, the Palo Santo design package offers a cozy, inviting environment that promotes relaxation and well-being.

We are excited to welcome you to our community. Your Palo Santo home is designed to provide a nurturing and serene living space for you and your family. Your satisfaction is our top priority, and we are here to support you every step of the way on your homebuying journey.

Avenue CDC

DISCOVER
your
PEACE
at Avenue Park

This exclusive elevation and design package is available for select homes in Avenue Park, providing a unique and serene living experience. Below are the addresses where you can find the Palo Santo design:

9907 Dipping Woods - Ave A - 1 Story - 3Bed 2Bath - 1089SF

207 Dipping Stream - Ave B - 2 Story - 3Bed 2.5Bath - 1648SF

9913 Dipping Woods - Ave B - 2 Story - 3Bed 2.5Bath - 1648SF

9917 Dipping Woods - Ave B - 2 Story - 3Bed 2.5Bath - 1648SF

9920 Dipping Woods - Ave B - 2 Story - 3Bed 2.5Bath - 1648SF

9923 Dipping Woods - Ave BG - 2 Story - 3Bed 2.5Bath - 1648SF

9927 Dipping Woods - Ave BG - 2 Story - 3Bed 2.5 Bath - 1648SF



PALO SANTO

family





ABOUT *the home*

About the Home

Step inside this home to a harmonious blend of natural elegance and modern comfort. The lighting over the kitchen island and dining room have been carefully styled with sleek and minimalist decor to enhance the serene ambiance of Palo Santo. We want you to feel the elements we have selected for you to be proud of your new home.

Palo Santo A

One-story, three bedrooms, two bathrooms. Open-concept living/dining/kitchen. Front and back porches for relaxation. Ideal for entertaining and creating memories.

Palo Santo B and BG

Two-story, three bedrooms, 2.5 bathrooms. Open-concept living area. First-floor primary suite. Front and back porches. Perfect for modern living and guests. * GARAGE OPTION BG





EMBRACE

your new home





Palo Santo A - \$234,000

-  3 Bedrooms
-  2 Bathrooms
-  1089 SF Living

 9907 DIPPING WOODS ST. HOU. TX 77076





Palo Santo B - \$299,000

-  3 Bedrooms
-  2.5 Bathrooms
-  1648 SF Living

 9913 DIPPING STREAM ST. HOU. TX 77076



Palo Santo B - \$299,000

-  3 Bedrooms
-  2.5 Bathrooms
-  1648 SF Living




 9917 DIPPING WOODS ST. HOU. TX 77076

EMBRACE

your new home





Palo Santo A - \$310,000

-  3 Bedrooms
-  2 Bathrooms
-  1089 SF Living

 9923 DIPPING WOODS ST. HOU. TX 77076






Palo Santo B - \$319,000

-  3 Bedrooms
-  2.5 Bathrooms
-  1648 SF Living

 9927 DIPPING STREAM ST. HOU. TX 77076



Palo Santo B - \$299,000

-  3 Bedrooms
-  2.5 Bathrooms
-  1648 SF Living

 207 DIPPING WOODS ST. HOU. TX 77076



KITCHEN

lifestyle

Cabinets

1

The kitchen features sleek, white shaker cabinets with large, oversized pulls, offering a clean and modern look. These cabinets provide ample storage space for all your kitchen essentials, helping you keep your kitchen organized and clutter-free.

Countertops

2

The kitchen boasts stunning quartz countertops with elegant gray veins. These countertops not only add a touch of sophistication to the kitchen but are also highly durable and easy to maintain. The gray veining complements the overall design, creating a cohesive and luxurious aesthetic that enhances your cooking and dining experience.

Appliances

3

The kitchen is equipped with GE appliances, including a 30-inch gas range and oven combination for precise heat control and versatile cooking. Additional appliances include a microwave and exhaust fan combination for convenient meal preparation, an energy-efficient dishwasher to make cleanup easy, and a garbage disposal. Please note that a refrigerator is not included.



POWDER ROOM

for your guest



PRIMARY BEDROOM

Natural Elegance

The **primary bedroom suite** is conveniently located on the first floor, providing the ultimate retreat for relaxation and privacy. The walls are painted in Snowbound, creating a soothing palette of crisp white and soft grey doors. The flooring features luxurious vinyl plank in a walnut color, adding warmth and elegance to the space. A stylish black and gold ceiling fan serves as a stunning accent, enhancing the room's modern aesthetic. The home comes with blinds for added privacy and convenience.

Disclaimer: The renderings shown are for staging and artist rendering purposes only. Developer and builder reserve the right to change design selections based on availability and pricing.

BATHROOM

Modern and Clean



Step into an oasis of calm with our Palo Santo inspired bathroom

Lighting

1

The 3 black vanity light fixtures, with their modern design, cast modern and clean lines, creating the perfect ambiance for your daily routines. The sleek, black-framed mirrors add a touch of contemporary sophistication, completing the look.

Tile

2

The primary bath walls are adorned with wall tiles, featuring a subtle yet captivating texture that adds depth and style to the space. The 12x36 tiles in a soft, woody tone perfectly capture the essence of the Palo Santo theme, creating a natural and inviting environment.

Hardware

3

The black drawer pulls and bathroom fixtures add a touch of simplicity and luxury, perfectly balancing the minimalist design with a hint of sophistication. The black accents provide a clean and refined contrast, enhancing the room's modern appeal.



ADDITIONAL BEDROOMS

Palo Santo A: Features two first-floor bedrooms with luxurious walnut vinyl plank flooring and Snowbound walls for a tranquil atmosphere and Repose Grey doors for a pop of color. Includes stylish ceiling fans for a modern touch and comfort.

Palo Santo B: Offers two second-floor bedrooms with Snowbound walls and Repose Grey doors for a pop of color. Cozy carpeting for second floor rooms. Each room has an aesthetically designed ceiling fan for comfort and modern appeal.

Additional features:

- **Ample Storage Space:** Generous closet space for personal items.
- **Natural Light:** Large windows provide plenty of natural light.
- **Versatility:** Adaptable spaces for guest rooms, home offices, or playrooms.



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BATHROOM

Continental Selections



Lighting

1

The modern black brass and glass bring a unique and industrial feel to the secondary bathroom. These wall lights emit a cozy and welcoming illumination. The industrial design of the sconces complement the overall aesthetic, adding a touch of timeless and current style to this room.

Tile

2

The secondary bathroom walls are adorned with Havanah Retro matte tiles, sized 8x8 inches. These tiles feature a old world spanish hacienda black pattern that adds depth and character to the space. The neutral and black tones of the tiles blend seamlessly and the pattern adds a touch of luxury and style while maintaining the essence of timeless design.

Hardware

3

The black drawer pulls and bathroom fixtures add a touch of rustic and luxury, perfectly polishing the minimalist design with a hint of finesse. The black accents, including the faucet and hardware, provide a flare of simplicity enhancing the room's modern appeal.



PALO SANTO

Palo Santo exudes warmth, spirituality, and earthy charm with its natural materials and rich wooden textures, creating a tranquil home.

THE ROAD TO HOMEOWNERSHIP

Next Steps

1

FIRST STEP

Homebuyer Education & Counseling

Complete a homebuyer education session at Avenue's Homeownership Center; required for Avenue home buyers.

2

NEXT STEP

Down Payment Assistance Programs

Explore City of Houston and other down payment assistance programs; Avenue will assist with this process.

3

NEXT STEP

Assess Your Financial Readiness

Evaluate financial readiness considering credit score, savings, and ongoing financial commitments.

4

NEXT STEP

Get Pre-Qualified for a Mortgage

Apply with lenders to understand home affordability and prepare for the loan process.

5

NEXT STEP

Secure Your Home

Work with Avenue to select and secure your home; sign contract and complete home inspections.

6

NEXT STEP

Close on Your Home

Complete paperwork, sign documents, transfer funds, and officially become a homeowner.

7

FINAL STEP

Move In and Celebrate!

Move in, celebrate, and attend Avenue's post-purchase orientations for a smooth transition.



THE TEAM

About Us



Avenue CDC

1

Avenue CDC the developer and architect of Avenue Park is a not-for-profit organization with a mission to build affordable homes and strengthen communities. They are dedicated to promoting healthy, vibrant, and economically diverse neighborhoods.



Cole Klein Builders

2

Known for being the Chick-fil-A of affordable housing, Cole Klein Builders prides itself on delivering quality products, with a quality team, and exceptional customer service. They are committed to solving the affordable housing crisis with their innovative approach.



Guggenheim Designs

3

Guggenheim Designs is an interior design firm that carefully balances budget considerations with exceptional, curated designs in homes. They are renowned for their ability to create stunning and functional living spaces.

We are committed to serving you at Avenue Park!



SCHOOLS

Nearby



De Chaumes Elementary School

A public school serving grades PreK-5, focusing on a strong educational foundation and community involvement.

 0.7 MILES AWAY
155 COOPER RD. HOUSTON, TX 77076



Fonville Middle School

A public school serving grades 6-8, known for its commitment to academic excellence and extracurricular activities.

 1.7 MILES AWAY
725 E LITTLE YORK RD. HOUSTON, TX 77076



Houston Math, Science, and Technology Center

A public high school with a focus on STEM (Science, Technology, Engineering, and Mathematics) education, providing a rigorous curriculum and various advanced placement courses.

 0.9 MILES AWAY
9400 IRVINGTON BLVD. HOUSTON, TX 77076



local public TRANSPORT

1

METRO

Northline Transit Center / HCC

This transit center is located approximately 1.3 miles away and provides access to various bus routes and the METRORail Red Line.

7705 FULTON ST,
HOUSTON, TX 77022

2

BUS ROUTE

Bus numbers 36, 45, and 56 serve the area around Clark Rd, providing convenient access to different parts of Houston.

NEAREST BUS STOP:
FULTON ST @ DEERFIELD ST

RESIDENT AND GUEST PARKING

Avenue Park homes range in accommodating one to three parking spots per home. There is also parking available on the street of the community.



MARKETS

& supermarkets



Urban Harvest Mobile Market - Clark Park

The Urban Harvest Mobile Market at Clark Park operates on the 2nd Tuesday of each month from 9 am to noon. It offers fresh fruits, vegetables, meat, dairy, eggs, and bread, focusing on promoting healthy dietary habits and supporting local food ecosystems.

 0.2 MILES AWAY
9710 CLARK PARK RD., HOUSTON, TX 77076



Food Town

Food Town is a locally owned grocery store offering a wide range of products, including fresh produce, meat, seafood, dairy products, and more.

 1.5 MILES AWAY
7426 AIRLINE DRIVE, HOUSTON, TX 77076



Northeast Community Farmers Market

The Northeast Community Farmers Market operates on the 1st and 3rd Saturdays from 9 am to noon, providing a variety of fresh produce and other local goods.

 4.5 MILES AWAY
5425 TROOST ST., HOUSTON, TX 77026

ACTIVITIES

in the area



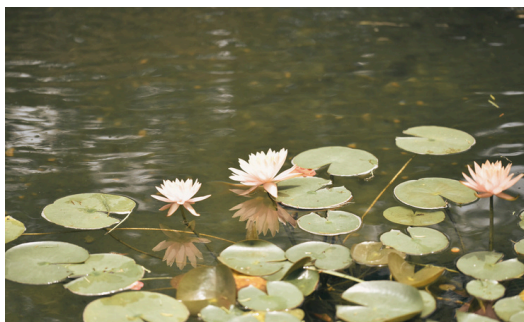
Park

Clark Park across the street from Avenue Park offers green spaces, playgrounds, and sports facilities. Great for picnics, outdoor activities, and spending time with family.



Downtown

Houston's vibrant downtown area features attractions such as Discovery Green, the Houston Museum of Natural Science, and the Houston Zoo. Ideal for cultural, dining, and entertainment experiences. Approx 8 miles away.



Nature

Houston Arboretum & Nature Center. A 155-acre urban nature sanctuary offering hiking trails, educational programs, and exhibits on native plants and wildlife. Approx 12 miles away.



Shopping

Shopping and Dining at The Galleria. A large shopping mall offering a variety of high-end stores, restaurants, and an ice skating rink. Approx 15 miles away.



RESTAURANTS

in the area



El Taconazo Grill

1

Famous for its tacos, particularly fajita quesadillas and pastor tacos. It's a casual spot with late-night hours, making it a local favorite for quick and delicious Mexican food.



0.5 MILES
7405 AIRLINE DR,
HOUSTON, TX 77076



Los Mayitos

2

A seafood and chicken wings restaurant known for dishes like ceviche, shrimp cocktail, and buffalo wings.



1 MILE
419 W LITTLE YORK RD
A, HOUSTON, TX
77076



Swamp City

3

Specializes in seafood and Cajun cuisine, offering popular dishes like boiled shrimp, fried crawfish platter, and Cajun fried rice. Known for its great flavors.



1 MILE
300 W LITTLE YORK RD,
HOUSTON, TX 77076

DISCOVER YOUR DREAM HOME

at Avenue Park!



Angela Guerrero

NEW HOME TEAM

Contact Angela Guerrero today to learn more about available homes and take the first step towards homeownership.



713.322.0034



REALTY@AVENUECDC.ORG



GARBAGE *and Recycling*

Both garbage and recycling will be conveniently collected every Monday. Additionally bulk-waste and trash pick up services are scheduled for the 3rd Monday of each month, ensuring your neighborhood stays clean and clutter free.

WHERE TO DISPOSE OF

You'll find the garbage bins conveniently located at the side of the house, Please ensure that the bins are securely closed after use to prevent any unwanted odours or wildlife disturbances.