

JOSEPH  
DESIGN BUILD

1503  
OAK HEIGHTS

|           | Unit 1                                                                              | Unit 2                                                                                |
|-----------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| SQFT      | 2,518                                                                               | 2,530                                                                                 |
| Bedrooms  | 4                                                                                   | 4                                                                                     |
| Bathrooms | 3.5                                                                                 | 3.5                                                                                   |
| Pool      |  |  |



# Table of Contents

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|              |    |
|--------------|----|
| The Exterior | 03 |
| The Interior | 04 |
| The Finishes | 05 |
| Site Plan    | 06 |
| Contact Us   | 07 |



## The Exterior

This two-residence project pairs bold contemporary architecture with a refined, cohesive material palette. The exterior blends Dark Espresso wood-look composite cladding with deep SW Porpoise reverse accents and breeze block for a striking, modern contrast.

Simple exterior lighting highlights the architecture and creates a welcoming street presence. Each residence is completed with its own private backyard and pool, perfect for relaxing and entertaining.

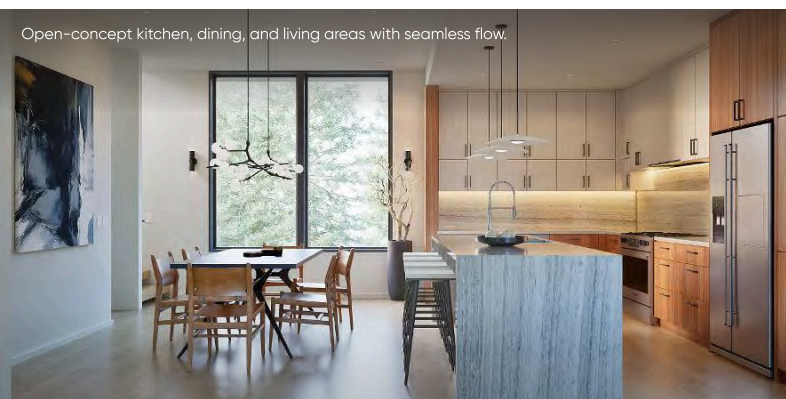




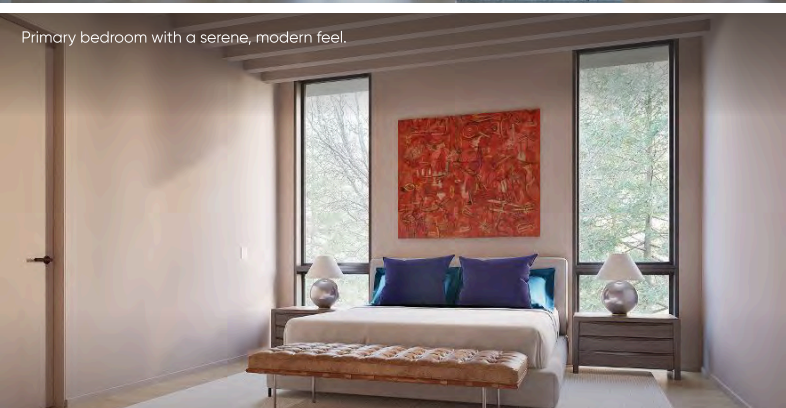
## The Interior

At the center of each home, the kitchen is thoughtfully appointed with premium appliances, natural stone countertops with waterfall islands, and custom walnut cabinetry crafted for performance.

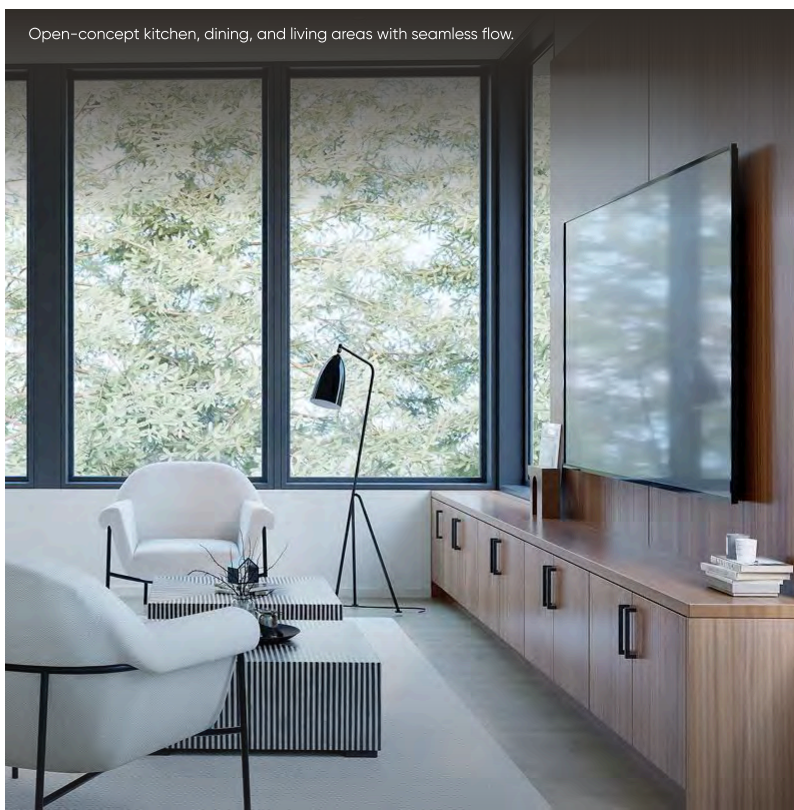
Wide-plank engineered white oak floors and a custom walnut entry detail set a refined tone, while open living spaces are filled with natural light. The primary bedroom serves as a calm escape, complete with a well-designed bath and a generous walk-in closet.



Open-concept kitchen, dining, and living areas with seamless flow.

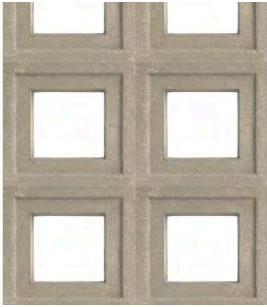
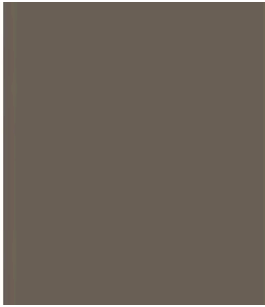
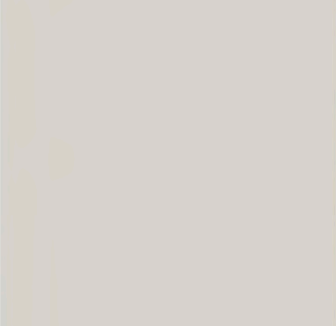
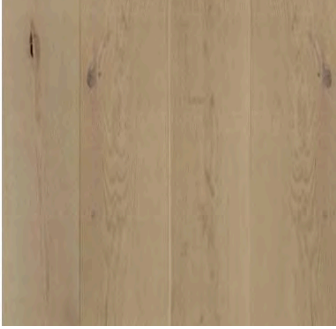
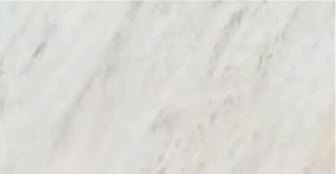


Primary bedroom with a serene, modern feel.



Open-concept kitchen, dining, and living areas with seamless flow.

The Finishes

|                                |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                     |
|--------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| EXTERIOR                       |    |    |     |     |  |
|                                | <b>Brick</b><br>Dove Gray                                                           | <b>Breeze Block</b><br>Dove Gray                                                    | <b>Cladding</b><br>Dark Espresso<br>Wood Look<br>Composite                           | <b>Board &amp; Batten</b><br>SW Porpoise                                              | <b>Fascia &amp; Soffit</b><br>BM Dragon's<br>Breath                                 |
|                                |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                     |
|                                |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                     |
|                                |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                     |
| KITCHEN + DINING + LIVING ROOM |   |   |   |   |                                                                                     |
|                                | <b>Millwork</b><br>Natural Walnut                                                   | <b>Kitchen Uppers</b><br>SW Alpaca                                                  | <b>Countertops/<br/>Backsplash Tile</b><br>Polished Natural Stone                    | <b>Flooring</b><br>Wire Brushed Oak                                                   |                                                                                     |
|                                |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                     |
|                                |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                     |
| PRIMARY SUITE + BATHROOM       |  |  |  |  |                                                                                     |
|                                |  |                                                                                     |                                                                                      |  |                                                                                     |
|                                | <b>Bedroom Walls/<br/>Bath Walls</b><br>Functional Gray/ SW<br>Origami White        | <b>Millwork</b><br>Natural Walnut                                                   | <b>Countertop +<br/>Backsplash</b><br>Polished Natural Stone                         | <b>Bath Wall Tiles + Bath<br/>Floor Tile</b><br>Textured Porcelain/<br>Honed Marble   |                                                                                     |
|                                |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                     |

Site Plan



A photograph of a modern, multi-story residential building. The building features a mix of light-colored wood paneling and dark concrete or metal accents. Large windows are visible on the upper floors, some with dark frames. The ground floor has large, dark garage doors. A dark-colored car is parked in the foreground on the right. The sky is a clear, light blue.

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