



1513 GLOURIE

HIGHLIGHTS OF THE HOME

High End Appliances throughout Home includes:

- ❖ 48" Wolf Range
- ❖ 48" Sub Zero Refrigerator
- ❖ Bosch Built-In Coffee Maker
- ❖ Wine Cooler
- ❖ Microwave
- ❖ Dishwasher
- ❖ Warming Drawer
- ❖ Media Bar Beverage Cooler
- ❖ Washer and Dryer

Smart Home Automation System Prewire

Upgraded 10" Baseboard throughout First Floor with All Plugs in the Baseboard

Additional Bedroom downstairs Includes Full Bath with Shower and Walk-In Closet

Built-In Home Safe for Added Security Per Plan

Master Bathroom Includes Freestanding Tub, Double Linen Closet and Separate His and Hers Vanity Areas

Rain Head Shower and Body Jet System in Master Shower

Extended Covered Back Patio Complete with Outdoor Kitchen to Include a Coyote Grill, Sink, Countertop and Access Doors for Storage

Pot Filler Faucet Included in Kitchen

Wood Floors throughout First Floor Main Areas (Foyer, Study, Downstairs Bedroom, Family, Kitchen, Mudroom, Pantry, Dining, Hearth Room, Master Bedroom and Hallways), Stair Treads and Second Floor Landing

Exterior Lighting Includes Designer Selected Coach Lights and Christmas Light Outlets in the Soffits

First Floor Hearth Room Includes Gas Fireplace and Direct Access to Back Patio

Oversized Pantry Includes Separate Broom Closet and Additional Space for Second Refrigerator or Freezer (Inquire with Builder for more Information)

MISCELLANEOUS

Optional Media Room and Distributed Audio Package – Varies

Optional Finished Garage Floor

Optional Window Covering Package

STRUCTURAL

Engineered Post Tension Foundation with 10 Year Warranty

Engineered Framing with 10 Year Warranty

Full House Wrap in Plywood/OSB for structural support

Windstorm Metal Clips and Straps throughout

10' and 20' Ceilings on 1st Floor Per Plan

8' or 9' Ceilings on 2nd Floor Per Plan

Vinyl Low E Windows Per Plan

Fiberglass or Wood Exterior Doors

Techshield Roofing for Better Energy Efficiency

Brick and Stone Exterior with Siding in Select Areas per plan

MECHANICALS

Separate Freestanding Tub and Shower in Master Bath

16 SEER AC System, R-8 Flex Ducts, Gas Furnace

Programmable Digital Thermostat

LED 'Recess' Cans throughout Living areas and Hallways Downstairs Per Plan

Exterior Lighting Includes Designer Selected Coach Lights and Christmas Light Outlets in the Soffits

Ceiling Fans Throughout Home Include Wall Controls

Cable/Phone or Cat-5 pre-wired throughout home

Speaker Pre-Wire in Dining room, Master, Kitchen and Back Porch

Full Alarm System Includes Keypad, Motion Detector and Contact Points at Accessible Doors and Windows

Direct Vent 42" Fireplace with Surround in Family and Hearth Room

Electrical and Plumbing Fixtures: Specific Allowance TBD depending on construction stage

INSULATION

R-19 Fiberglass Insulation on Exterior Walls

R-30 Blown Insulation in Ceiling Areas

Poly-Seal all Base Plates, Exterior Stud Penetrations, Corners, and Top Plate Voids

Baffling installed to allow proper ventilation from soffits

Tech Shield Roofing System with 30 Year architectural Shingles and Ridge Ventilation

FINISH OUT

Quintessa Custom Trim Package: Includes the following:

- Double Crown Moulding in all rooms except secondary bedrooms (when ceiling detail allows) Per Plan
- 10" Baseboards throughout First Floor and 8" Baseboard throughout Second Floor
- Wainscoting where needed: Dining Room, Study per plan
- Metal Newel Post
- Custom Designed Closets with combination of Open Shelving, Shoe Racks, Built-in Drawers, Pull Down Closet Rods, cabinets, etc.

Cabinets Custom Built onsite by Carpenter in All Areas

Wood and Natural Stone Floors Downstairs Per Plan

Ceramic or Porcelain Tile for All Secondary Bathroom Bath Floors and Shower Walls

Natural Stone and Quartz Countertops throughout Kitchen, Bathrooms and Utility Per Plan

Exterior Paint: 2 Color Schemes with Accenting if needed- Available only if home hasn't been painted. Buyer to choose from Builder's pre-selected choices

Interior Paint: 3 Color Schemes with Accenting if needed- Available only if home hasn't been painted.
Buyer to choose from Builder's pre-selected choices

Garage Door (s) with Automatic Opener (s)

Full Sprinkler System Included in Home- Front and Back yard

Full Gutters - Front, Sides and Back

French Drains with Gutters Tied into the Drains for Efficient Back and Side Yard Drainage (where applicable).

Custom designed Landscape in the Front of the Home

The Structure of your home (Foundation and Frame) is covered under a 10 year warranty. Workmanship and materials excluding cosmetic items are warranted for 1 year. Mechanical systems, not including labor are warranted for 2 years. This warranty is given by Quintessa Homes and guaranteed by Bonded Builders Warranty Group.

PLEASE NOTE: ILLUSTRATIONS ARE ARTIST'S DEPICTIONS ONLY AND
MAY DIFFER FROM COMPLETED IMPROVEMENTS.

QUINTESSA HOMES INCLUDED ITEM(S)

Subject to change per plan and availability.

Wolf Range in Kitchen



Home Safe

Location and size will vary per plan.



QUINTESSA HOMES **INCLUDED** ITEM(S) CONTINUED
Subject to change per plan and availability.

Pot Filler in Kitchen



Sub Zero Refrigerator in Kitchen



QUINTESSA HOMES **INCLUDED** ITEM(S) CONTINUED
Subject to change per plan and availability.

Wine Cooler



Outdoor Kitchen

(picture of previously completed home, please inquire with builder for specifications per plan)



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QUINTESSA HOMES **OPTIONAL** ITEM(S)

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Smart Home Alarm and Automation System



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QUINTESSA HOMES **OPTIONAL** ITEM(S) CONTINUED
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Finished Garage Floors and Baseboards



QUINTESSA HOMES OPTIONAL ITEM(S) CONTINUED
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Window Coverings

Ask us how we can customize your window covering package
with faux wood blinds or plantation shutters.



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QUINTESSA HOMES **OPTIONAL ITEM(S) CONTINUED**
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Home Theater Package

Ask about the Dolby Atmos Package!



High Definition 1080p projector

Up to 100" Screen

Premium Flush in-wall or in-ceiling
Speakers (3 pair)

Mountable Center Speaker

12" Subwoofer

Dolby Digital 7.1 Receiver

High Definition Blu-ray DVD Player

Universal remote

Infrared repeater system

Ipod Dock

Basic Media Stand

Surge Protection

All necessary prewires and
interconnects

Projector mount

Professional installation

See Builder for package details and pricing.

Complete media room comes with everything you need to bring the movie theater experience
home!

Ask about the Dolby Atmos Package!

QUINTESSA HOMES **OPTIONAL** ITEM(S) CONTINUED
Subject to change per plan and availability.

Home Audio Package



Typical Distributed Audio Package for 4 Rooms:

Gives you stereo sound in any 4 rooms (or patio). Volume can be adjusted independently in each room.

All rooms can select between 4 sources at any time; For example, you can listen to the radio in your bedroom while someone else listens to a CD on the patio!

Premium in-ceiling speakers (4 pair)

Receiver/amplifier with AM/FM Tuner

5 disc CD player

Ipod Dock

Whole house prewire and interconnects

Professional Installation

Enjoy your favorite music, radio station, or TV show throughout the home

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