



1725 PARANA

OVERVIEW

- Rare 12,393 SQFT Homesite (Per HCAD)
- Up to 6 Hours with In-House Designer to Personalize Home
- 4 Bedrooms / 4.5 Baths

KITCHEN FEATURES + APPLIANCES

- 48" Wolf Range with Vent Hood
- Kitchen Aid Warming Drawer
- Bosch Dishwasher
- Undercounter LED Lighting & Outlets
- Quartz Countertops

INTERIOR FEATURES

- Custom Metal Doors at Front Entry
- Custom Metal Sliding Door at Back Porch
- 10" Baseboard downstairs and 8" Baseboards Upstairs in Home
- Outlets in Baseboards (1st Floor Only)
- Wood Floors Throughout (Per Plan)
- Air-Conditioned Seasonal Storage
- Wifi Mesh Ready Home. Home Audio and Automation System Prewire with Ability to Add More Features
- Camera System Prewire at Front Door, Back Door and Driveway
- Security System Prewire – Alarm Contacts at Operable Doors and Windows (Per Plan)
- Kwikset Interior Door Hardware
- Undermount Porcelain Bathroom Sinks
- Jeldwen Interior Doors

EXTERIOR FEATURES

- Covered Back Patio with Gas and Water Pre-Plumb
- Vinyl Low E Windows
- Siding Home with Brick Wainscotting and Metal Roof

MASTER SUITE

- Double Vanities
- Extended Make Up Vanity with Electrical Outlet in Drawer
- Separate Shower with Bench
- Freestanding Tub
- Quartz Countertops with Backsplash
- Designer Walk-In Closet

CONSTRUCTION SPECIFICATIONS

- Private Inspections Performed throughout Building Process
- 1 Year Workmanship + 2-10 Year Warranty Provided
- 9 ft, 10 ft and 20 ft ceilings Per Plan
- 30 Year Roof Shingles
- 1-1/8" Subfloor - Glued, Nailed & Screwed Down
- Pre-Engineered Trusses Per Plan

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AVAILABLE UPGRADES

NOTE: PLEASE INQUIRE WITH BUILDER FOR ADDITIONAL UPGRADES, PRICING AND DETAILS.

42" Sub-Zero Stainless-Steel Refrigerator with Ice Maker
Media Room, Home Automation, Home Audio and Security System Packages
Finished Garage Floor Epoxy
Window Treatment Packages
Rain Head Shower and Body Jet System in Master Shower (Depends on Stage of Home)
Pot Filler in Kitchen (Depends on Stage of Home)
Landscape Up-Lighting (Depends on Stage of Home)
Cabinetry Details – Study Window Bench, Mudroom, Family Room, Garage, Seasonal Storage
Brick Accent Wall at Family and Kitchen Wall
Family Room Ceiling Beams

STRUCTURAL

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 provided by Quintessa Homes and guaranteed by Centricity Warranty Group.

Engineered Post Tension Foundation with 10 Year Warranty
Engineered Framing with 10 Year Warranty
Full House Wrap in Red Thermo-Ply 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, Wood and/or Iron Exterior Doors

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Techshield Roofing for Better Energy Efficiency

Painted Siding Exterior with Brick in Select Areas Per Plan

Home Is Inspected By Third Party Inspection Company At Critical Stages Of Construction; Foundation, Frame/Pre-Drywall and Final

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 Downstairs Hallways Per Plan

Exterior Lighting Package includes Coach Lights and Flood Lights

Ceiling Fans Throughout Home Include Wall Controls and Light Kits Per Plan

Wifi Mesh Ready Home. Cable/Phone and Cat-5 pre-wired Throughout Home

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

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

Direct Vent 42" Fireplace with Hearth in Family 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

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FINISH OUT

Quintessa Custom Trim Package: Includes the following:

- 10" Baseboard downstairs and 8" Baseboards Upstairs in Home
- Wainscoting Where Needed: Dining Room, Study Per Plan
- Metal Newel Post and Solid Wood Handrail on Stairs
- Custom Designed Closets With A Combination Of Open Shelving, Shoe Racks, Built-in Drawers and Cabinets, etc.

Custom Site Built Cabinets

Oak Wood Floors Throughout Per Plan - First Floor (Entry, Study, Foyer, Dining Room, Family Room, Master Bedroom, Breakfast, Kitchen and Pantry) and Second Floor (Stair Treads, Loft and Gameroom)

Porcelain and/or Ceramic Tile for All Secondary Bathroom Floors and Walls

Natural Stone and/or 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: 2 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) and Automatic Opener (s)

Full Sprinkler System and Sod Included in Front Yard Only. Side and Back Yards include Pool-Ready Grading Preparation for Future Install

Full Gutters - Front, Sides and Back

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

Designer Inspired Landscape in the Front of the Home

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FEATURED BRANDS



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