



6619 HOUSMAN

OVERVIEW

- 7,500 SQFT Homesite (Per HCAD)
- Rare 3 Car Tandem Garage
- 5 Bedrooms / 5.5 Baths
- 'Amazon Closet' at Front Porch
- Up to 6 Hours with In-House Designer to Personalize Home (Applicable for Incomplete Homes Only)

KITCHEN FEATURES + APPLIANCES

- 48" Wolf Range
- Bosch Dishwasher
- Microwave
- Undercounter LED Lighting & Outlets
- High-End Designer Quartz Countertops
- Oversized Undermount Stainless Sink

INTERIOR FEATURES

- Open Niche (s) at Family Room and Mudroom Available for Customization
- Outlets in 10" Baseboards (1st Floor)
- 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
- Jeldwen Interior Doors

EXTERIOR FEATURES

- Custom Steel Glass Front Door
- Custom Metal Sliding Doors at Back Patio
- Painted Brick with, Window Shutters, Exposed Brick and Metal Roof Accents
- Covered Back Patio with Gas and Water Pre-Plumb
- Vinyl Low E Windows

PRIMARY SUITE

- Separate Vanities
- Knee Space with Outlet in Drawer
- Separate Shower with Bench
- Freestanding Tub
- High-End Designer Quartz Countertops with Backsplash
- Oversized 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

PLEASE NOTE THAT THE AVAILABILITY OF UPGRADES ARE DEPENDENT ON STAGE OF CONSTRUCTION. INQUIRE WITH BUILDER FOR ADDITIONAL UPGRADES, PRICING AND DETAILS.

42" Sub Zero Refrigerator or Comparable Brand

Media Room, Home Automation, Home Audio and Security System Packages

Finished Garage Floor Epoxy

Window Treatment Packages

Rain Head Shower, Body Jet System and Handheld Sprayer in Primary Shower

Pot Filler in Kitchen

Cabinet Details – Family Room, Mudroom Bench, Garage Storage, Guest/Study, Seasonal Storage

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

Techshield Roofing for Better Energy Efficiency

Painted Brick Exterior with Window Shutters, Exposed Brick and Metal Roof Accents

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Seller's Initials _____

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 Primary 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, Primary Bedroom/Bathroom, 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" Baseboards Downstairs and 8" Baseboards Upstairs
- 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.

Kent Moore Designer Cabinets Throughout Home

Oak Wood Floors Throughout – First Floor (Entry/Foyer, Guest Suite/Study and Closet, Dining Room, Family, Primary Bedroom, Breakfast, Kitchen and Pantry and Second Floor (Stair Treads, Gameroom and Hallways)

Porcelain and/or Ceramic Tile for All 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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