



1710 PINE VILLAGE

OVERVIEW

- 12,800 SQFT Homesite (Per HCAD)
- Up to 6 Hours with In-House Designer to Personalize Home (Applicable for Incomplete Homes Only)
- 4 Bedrooms / 3.5 Baths
- RARE 1st Floor Guest Bedroom and Study
- Additional Office/Hobby Room on 2nd Flr

KITCHEN FEATURES + APPLIANCES

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

INTERIOR FEATURES

- Outlets in 10" Baseboards (1st Floor)
- Wood Floors Throughout (Per Plan)
- 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

EXTERIOR FEATURES

- Custom Metal Glass Door at Front Entry
- Covered Back Patio with Gas and Water Pre-Plumb
- Vinyl Low E Windows
- Brick and Stone Combination
- Metal Roof Accents
- Decorative Coach Lights at Garage

PRIMARY SUITE

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

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 IS DEPENDENT ON STAGE OF CONSTRUCTION. INQUIRE WITH BUILDER FOR ADDITIONAL UPGRADES, PRICING, AND DETAILS.

42" Sub Zero Refrigerator or Comparable Brand

Bosch Coffee Maker

Bosch Warming Drawer

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

Landscape Up-Lighting

Additional Cabinets – Family Room, Garage Storage, Primary Closet Drawers (Included in One Closet Only), Study, Hobby Room/Office, Secondary Bath Storage Above Toilets

Fans at Secondary Bedrooms, Back Patio, Study, Media Room and Game Room Ceilings

Media Room – Barn Doors and Wet Bar (Cabinets, Sink, Beverage Fridge, Countertop, Backsplash)

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

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

Vinyl Low E Windows Per Plan

Fiberglass, Wood and/or Metal Exterior Doors

Techshield Roofing for Better Energy Efficiency

Brick and Stone Exterior with Metal Roof Accents 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 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 Included at Primary Bedroom and Family Room with Wall Controls and Light Kits

WiFi Mesh Ready Home - Cable/Phone & Cat-5 Pre-Wired in Primary Bedroom, Study & Family Room

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 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

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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:

- 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.

Custom Kent Moore Designer Cabinetry Throughout Home

Oak Wood Floors Throughout – First Floor (Entry, Foyer, Study, Dining Room, Family Room, 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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