



1438 GLOURIE

OVERVIEW

- 8,967 sqft. Lot (Per HCAD)
- 5 Bedrooms / 5.5 Baths
- RARE 1st Floor Separate Study
- Spacious Floor Plan

KITCHEN FEATURES + APPLIANCES

- Thermador 48" Stainless Range
- Thermador 48" Stainless Refrigerator
- Thermador Dishwasher
- Vent Hood Liner
- Stainless Microwave Drawer
- Undercabinet LED Lighting + Outlets
- Oversized Composite Undermount Sink
- High-End Quartz Countertops
- Cabinets Extended to Ceiling

INTERIOR FEATURES

- Wood Floors Throughout (Per Plan)
- WiFi Mesh Ready - Home Audio and Automation System Prewire with Ability to Add More Features
- Security System Prewire – Alarm Contacts at Operable Exterior Doors and Windows (Per Plan)
- Outlets in Baseboards (1st Floor Only)
- Kwikset Interior Door Hardware
- Doorbell is Ring/Nest Compatible
- Zero Emissions and Carbon Neutral Electric Fireplace in Family Room
- Wine Grotto and Butlers Pantry

EXTERIOR FEATURES

- Covered Back Patio
- Custom Metal Door at Front Entry
- Vinyl Low E Windows
- Painted Brick
- Landscape, Sod and Irrigation in Front Yard only
- Oversized Designer Coach Lights
- Camera System Prewire at Front Door, Back Door and Driveway
- EV/Tesla Charging Ready Home

PRIMARY SUITE

- Separate Vanities
- Separate Shower and Freestanding Tub
- Shower Glass Enclosure
- High-End Quartz Countertops with Backsplash
- Oversized Walk-In Closet

CONSTRUCTION SPECIFICATIONS

- 6 Year Warranty on Foundation and Frame
- 9 ft, 10 ft and 21 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.

Home Automation, Home Audio and Security System Packages

Finished Garage Floor Epoxy

Rain Head Shower or Body Jet System in Primary Shower.

Window Treatment Packages

Landscape Up-Lighting

Additional Cabinets – Study, Powder/Secondary Bathroom Additional Storage, Family Room, and Media Room

Fans at Secondary Bedrooms, Back Patio and Game Room Ceilings

Finish Backyard and/or Side Yards with French Drains, Sod, Sprinkler System, Blackstar Granite, etc.

STRUCTURAL

Engineered Post Tension Foundation with 6 Year Warranty

Engineered Framing with 6 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

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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 Light (s)

Ceiling Fans Included at Primary Bedroom and Family Room

Cable/Phone and Cat-5 Pre-Wired in Primary Bedroom, Guest/Study and 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

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:

- 8" Baseboard throughout Home
- 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 Cabinets Throughout Home

Wood Floors Downstairs Per Plan – First Floor (Entry, Foyer, Dining Area, Kitchen, Pantry, Primary Bedroom, Study) and Second Floor (Stairs, Landing, Game Room and Hallways)

Carpet in Primary Closets, Media Room and All Secondary Bedrooms/Closets

Porcelain and/or Ceramic Tile for Bathroom Floors and Walls

Quartz Countertops throughout Kitchen, Bathrooms Per Plan

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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**UPGRADES INCLUDED IN
1438 GLOURIE ARE AS FOLLOWS:**

Please note the below list of items are scheduled to be installed in the home. Due to the current supply chain crisis; the included upgrade list is subject to change without notice. Buyer and Buyer's Agent are responsible for reviewing and confirming details with Builder or Builder's Agent. Any item listed that is unavailable due to supply chain demands will be replaced with like item of equal quality.

Front Porch Brick in Herringbone
48" Kitchen Fridge Included
Kitchen Pot Filler
Kitchen Island Waterfall Edge With Countertop Backsplash
Kitchen Shelving and Sconces
Pantry Drawers
Kitchen Cabinets Extended to Ceiling
Shiplap Accent in Foyer + Breakfast Room
Solid Core Doors Throughout Home
Primary Bedroom Accent Paneling
Primary Shower Handheld
Media Bar Build-Out with Beverage Cooler
Cast Stone Fireplace Surround
Powder Room Wallpaper
Chandelier in Study
Study Ceiling Beams
Mudroom Build-Out
Wine Grotto Build-Out with Wine Tower
Dining Room Ceiling Beams
Restoration Hardware Cabinet Knobs + Pulls in Select Areas

Quintessa Homes of Texas,
Inc Current As of 11/16/2023

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