



**LEGION**  
B U I L D E R S

# McGALLION TERRACE

3 BEDROOMS | 2.5 BATHROOMS | 1,712 sqft



NEW DEVELOPMENT BY AWARD WINNING BUILDER  
LEGION CUSTOM HOME BUILDERS



# FEATURES

## INTERIOR DESIGN

- Vinyl plank first floor, stairs and upstairs hallway
- 42" cabinets with cabinet hardware
- GE appliance package
- Ceiling fans in bedrooms with light kit
- Ceiling fan in living room
- Framed mirrors
- Quartz countertops in all bathrooms with undermount sinks
- Quartz countertops in kitchen with undermount stainless steel sinks
- Decorative pedestal in powder room
- Package "A" and Package "B" for interior selections available.
- Wood railing with iron spindles on stairs up to first landing
- 2 panel interior doors
- 1x6 base molding throughout home and 1 x 4 door casing
- Window screens on all operable windows
- Garage Door Opener

## ENERGY SAVINGS

- Double pane Low-E windows
- LED recessed lighting
- Radiant Barrier Roof Decking
- R-38 Attic Blown Insulation
- Programmable Honeywell Thermostat
- 3.5 Ton Carrier
- ENERGY STAR Certified

## EXTERIOR DESIGN

- 8' fiberglass 6 lite front door
- Smooth Hardi trim
- Front yard landscape package and rear sod
- 30 year CertainTeed shingles
- 3 hose bibs
- Private driveways with enclosed front entrance
- Full gutters

## CONSTRUCTION

- Engineered design and inspected post tension foundation
- 3000 psi concrete foundation
- Code certified windstorm bracing
- Engineered floor trusses
- 7/16 OSB sheathing
- Tyvek home wrap
- Second story subflooring, 1 1/8" tongue and groove, glued and nailed for smoother and sturdier floors
- 10 year limited structural warranty
- 1 year builder warranty
- GCFI outlets in kitchen, bathrooms and garage



"ENERGY STAR homes are at least 10% more energy efficient than standard homes and can average a yearly cost savings of \$200-250 off your electric bill. Owning an ENERGY STAR home provides you with more comfort without sacrificing quality or performance. With an ENERGY STAR home, you will gain better performance with more consistent temperatures between rooms and improved indoor air quality."

*CenterPoint Energy*

# FLOOR PLAN

**3**

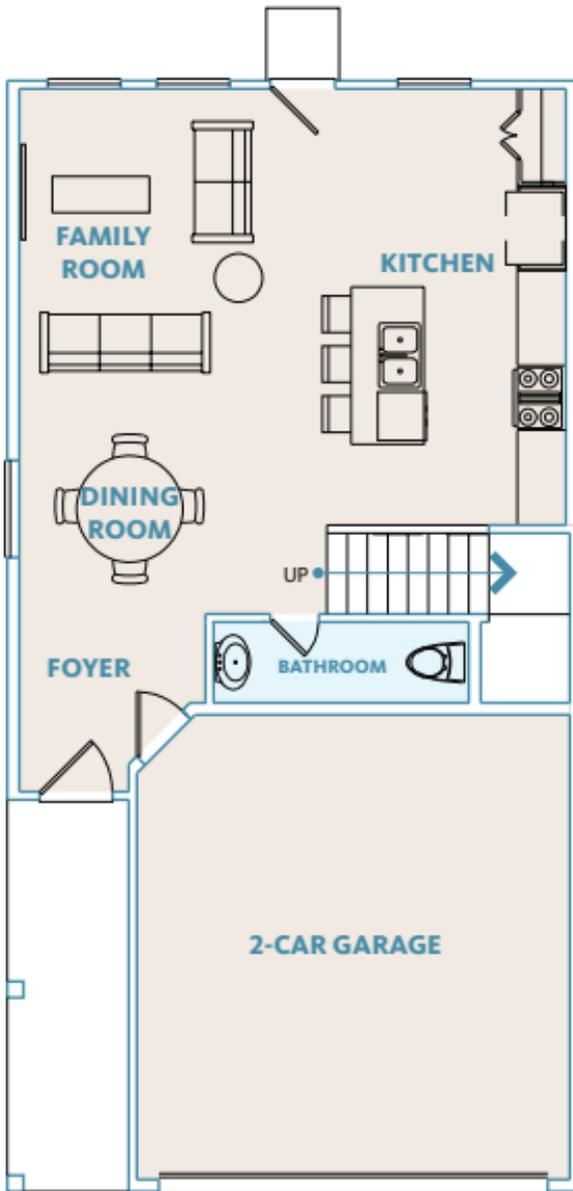
**BEDROOMS**

**2.5**

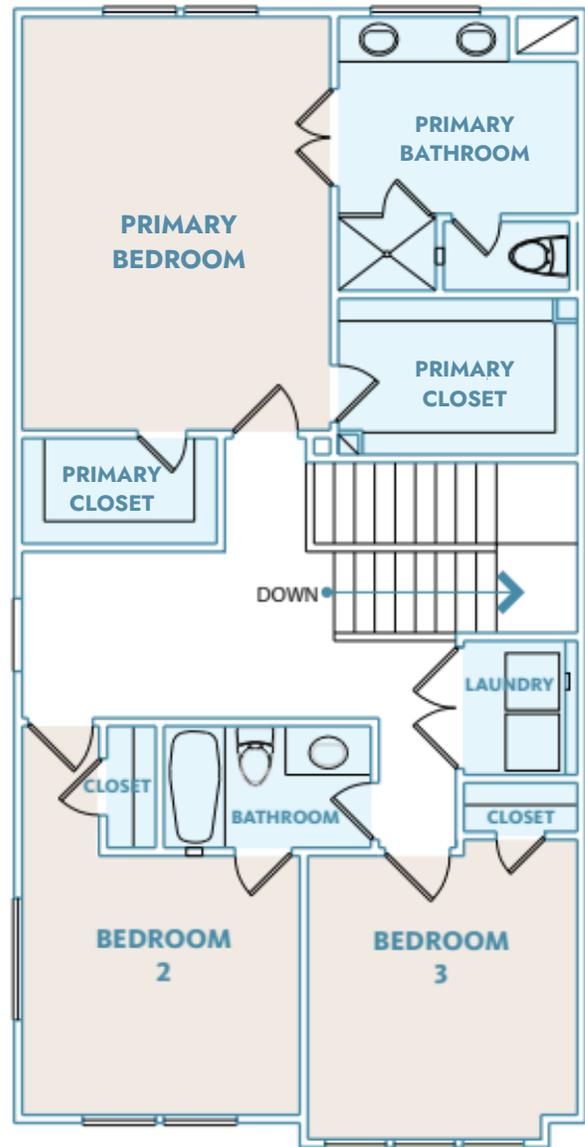
**BATHROOMS**

**1,712**

**SQUARE FEET**

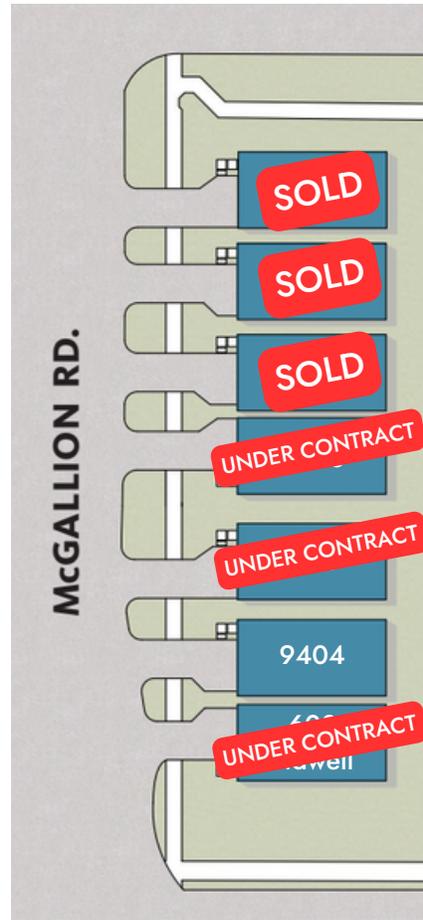


**FIRST FLOOR**



**SECOND FLOOR**

# SITE PLAN & AVAILABILITY



Address	Sq Ft	Beds	Baths	Lot Sq Ft	Pricing	Status
9414 McGallion Road	1,712	3	2.5	2,500	<b>SOLD</b>	
9412 McGallion Road	1,712	3	2.5	1,988	<b>SOLD</b>	
9410 McGallion Road	1,712	3	2.5	2,088	<b>SOLD</b>	
9408 McGallion Road	1,712	3	2.5	2,171	<b>UNDER CONTRACT</b>	
9406 McGallion Road	1,712	3	2.5	2,294	<b>UNDER CONTRACT</b>	
9404 McGallion Road	1,712	3	2.5	2,160	\$315,000	Model Home
603 Tidwell Road	1,712	3	2.5	3,566	<b>UNDER CONTRACT</b>	

For more information about this community please contact:



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**kw METROPOLITAN**  
KELLERWILLIAMS, REALTY

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# LEGION CUSTOM HOMES BUILDER

With a reputation for excellence and a commitment to unparalleled craftsmanship, award winning Legion Custom Homes Builder stands at the forefront of the luxury home building industry in Houston.



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# LEGION BUILDERS CITY HOMES

As a division of Legion Custom Home Builders, Legion surpasses the expectations of the Houston building industry and works tirelessly to ensure home owner satisfaction in numerous communities across town.

- 1 BAUER GROVE**  
2009 BAUER STREET  
*SOLD OUT*
- 2 BURRESS GROVE**  
305 E. BURRESS STREET  
*PHASE II PRE-SELLING*
- 3 McGALLION TERRACE**  
9414 McGALLION ROAD  
*1 AVAILABLE*
- 4 EASTWOOD LANDING**  
5220 TEXAS STREET  
*4 AVAILABLE*
- 5 KERRWOOD ESTATES**  
9422 KERRWOOD LANE  
*SOLD OUT*
- 6 GRIGGS ESTATES**  
4133 GRIGGS ROAD  
*SOLD OUT*
- 7 CYPRESS VILLAS**  
6031 CYPRESS STREET  
*SOLD OUT*
- 8 LINK VALLEY**  
9611 MARLIVE LANE  
*SOLD OUT*



**LEGION OFFICE**  
5914 HARRISBURG BOULEVARD



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