

BEACON HILL – Galleria

Winsome Lane



House Overview

Bedrooms	3
Baths	3 Full, 1 Partial
Square Feet	2,279 per Builder
Lot Size	1,618 per HCAD
Schools	School at St. George Place Tanglewood Middle Wisdom High School

SIGNATURE FEATURES

Wolf Gourmet Kitchen
Imported Contemporary Cabinetry by Madeval
4" Hardwood Flooring (No carpet)
Stamped Concrete Driveway flanked with Lighted Stucco and Brick Columns
Gated Community
5/8" Interior Drywall (1/8" Thicker than Comparable)
Premium Smooth Drywall Finish
Elevator Ready
Electrical Outlets custom inset in base trim
1x6 Tongue and Groove-Stained Soffit Subfloors and Stairs Screwed Down
Custom Wrought Iron Railings
Stucco and Brick Façade
Stamped Exterior Roof Terrace with 10 year Manufacturer Warranty
ACES Builders Warranty. 10-year structural warranty, 2-year warranty on major mechanicals, and 1 year limited warranty on workmanship.

STRUCTURAL

Engineered Foundation & Inspected Concrete is 3000 psi
Wood framing with studs 16" on center. (2x6 exterior walls and 2x4 interior walls)
Truss Floor Systems

INTERIOR FEATURES

Solid Core Wood Doors
Chrome Interior Door, Cabinets and Bath Hardware
Custom 2 Piece Base Trim and Door Casing with Routed Groove
Linear Fireplace wrapped in Floor to Ceiling Porcelain
Smoke & Carbon Monoxide Detectors
Pre-wired for Surround Sound system in Living Room
Prewired for Stereo on Terrace Deck, Master Bedroom and Kitchen
Quartz Countertops
Garage Door Opener with (2) transmitters
Low E, Double Pane Windows

EXTERIOR FEATURES

Beacon Hill Inspired Brick and Stucco Elevation
Fully guttered roof with downspouts
Covered Front Entry Vestibule
Camera Prewire for front and back of property
Exterior hose bibs on patio and rooftop
All Exterior openings sealed with polyurethane sealant

ROOFTOP TERRACE and BALCONY

Roof top Terrace with Galleria Views
Prewired for Stereo Speakers
Gas Stub out on Terrace for Future Outdoor Kitchen
Second Floor Balcony off Living Room
Separate Terrace with Private Access for HVAC Systems. (Noise Control and Privacy)

PRIMARY SUITE

Custom Routed Edge Ceiling Detail to enhance Custom Coffered Ceiling
Floor to Ceiling Oversized Master Shower
Quartz Vanity Tops with Undermount sinks
Master Shower with Showerhead and Handheld
Elegant Freestanding Tub with Tub Filler
Custom Oversized Master Closets with Dressers
Delta Premium widespread faucets
All Frameless glass shower enclosures with matching hardware trim.
Solid Brass Premium Bathroom accessories to include toilet paper holders, towel bars, towel rings and robe hooks in polished chrome.

BATHROOMS

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Schluter Chrome Profile Trim
Delta Premium widespread faucets
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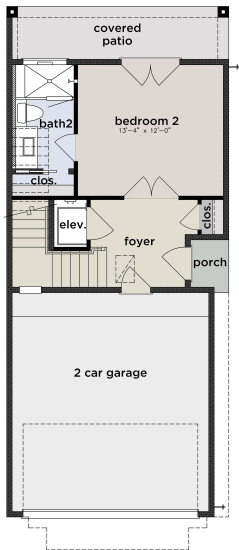
KITCHEN

Unique Contemporary Cabinets by Interior Designer
Soft Close
Under cabinet lighting
Quartz Countertops
Luxury Island Pendants
Luxury Dining Chandelier
Luxury Stainless Steel Kitchen Workstation with Cutting Board and Additional Storage
Garbage disposal – Badger #5
Wolf Gourmet Premium Appliances
30" Range with Cooktop and Oven
Wolf Microwave Drawer
24" Bosch Dishwasher

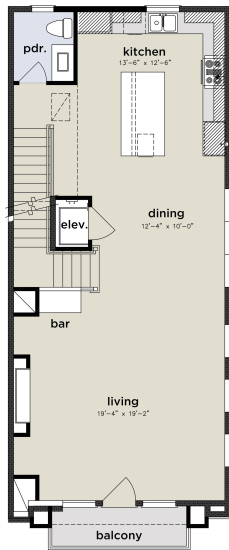
GREEN FEATURES

The homes will incorporate significant recent advancements in green building techniques. The more noteworthy features include:

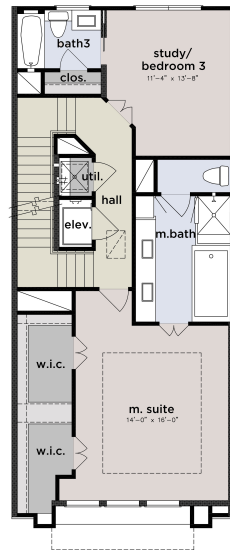
Lennox HVAC System
Tankless Water Heaters
All LED Recess Cans and Fixture Bulbs
Pleated Media Air Filters to catch pollen and spores
R-30 blown cellulose insulation in attic ceilings. R-13 (2x4 walls) and R-19 (2x6 walls) batt insulation
Extensive Use of Finger Jointed Studs and Engineered Wood Products for Durability
80% variable speed furnace and coil touch-screen programmable thermostats
Energy Star Compliant Appliances
Radiant barrier roof decking
Low E Windows



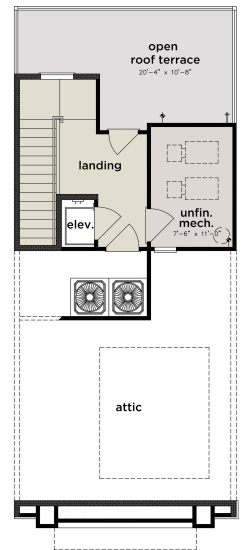
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF / TERRACE

COMPASS



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