



THE
BEVERLY

PRIVATE RESIDENCES
at TANGLEWOOD

5010 LONGMONT DRIVE | HOUSTON | 77056



THE
BEVERLY

5010



THE
BEVERLY
PRIVATE RESIDENCES

“A first in class concept set apart from the rest in a legacy location known for only the best Houston has to offer.”

The Team thoughtfully set out to create a once in a century masterpiece within the undeniable vibrancy of Uptown-Houston and the highly revered Tanglewood Neighborhood.

Only 6 highly curated private Residences will take shape to create THE BEVERLY.

Imagine the privacy of only full floor Residences without common hallway corridors with the convenience of 2 elevators leading directly to your own secured foyer.

Visualize commanding views from North, South, East and West vantages.

Heirloom jewel box Residences to pass down from Generation to Generation.



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THE
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developer



Gary T. Leach

Established in 1998, **GT LEACH** is a dynamic and well respected business based in Houston, Texas focused on making visions a reality. Led by *Gary T. Leach*, **GT LEACH Constructors, LLC**, is a recognized powerhouse in the building of major new construction mid and hi-rise condominium projects and has served as the General Contractor for over 3,000 units and counting in premiere Houston area locations alone.

GT LEACH prides itself on a longstanding commitment to deliver the highest standard of construction and development services, utilizing only recognized architects and consulting engineers. This can only be achieved by exceeding clientele's expectations in areas such as timelines, strict supervision during the construction process, attention to detail and a service minded attitude. **GT LEACH** looks forward to raising the expectation at THE BEVERLY and is proud to partner with the **RAMA COMPANIES**.

www.GTLeach.com

RAMA COMPANIES is a commercial and residential development and investment company based in Houston, Texas for over 2 decades. Co-Founders & Brothers, *Alan and Amir Taghdisi*, have been engaged in single family and patio home development in addition to actively being involved with shopping centers, office buildings, apartment communities and most known for strategic land assemblage opportunities.

The relentless focus for **RAMA** is always on the one underlying criteria of finding and securing the most strategic inner city location first and letting the highest and best use of the concept to follow. The diligence and forethought of bringing THE BEVERLY to reality is a reflection of the vision **RAMA** has for the future of elevating Houston living in irreplaceable locations.

www.RAMA-re.com



Alan Taghdisi, left, Amir Taghdisi



THE
BEVERLY
architect



For the past 25 years Mirador Group has built a reputation for inspiring design and meticulous professionalism in the Houston area. Mirador Group has an integrated architectural practice that encompasses commercial and residential architecture, landscape architecture, interior architecture, and interior design. Its growing portfolio of iconic projects include trendsetting commercial developments, majestic single-family homes and progressive urban infill multi-family residences.

The name Mirador is a Spanish word meaning “a place that commands an extensive view”. Mirador develops a unique vision and stays true to style for each project from the master planning of the land, design of the structure and grounds, and material selection through completion. Mirador Group’s commitment to authenticity of design and unique on-site impact has proven results in accelerated sales, premium returns, and repeat clients. Most importantly, Mirador focuses on the interaction between architecture and the community, making lasting contributions through its projects.
www.MiradorGroup.com



THE

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location



Uptown Houston - 0.5 Miles



Uptown Houston - 0.5 Miles



The Galleria - 1.4 Miles

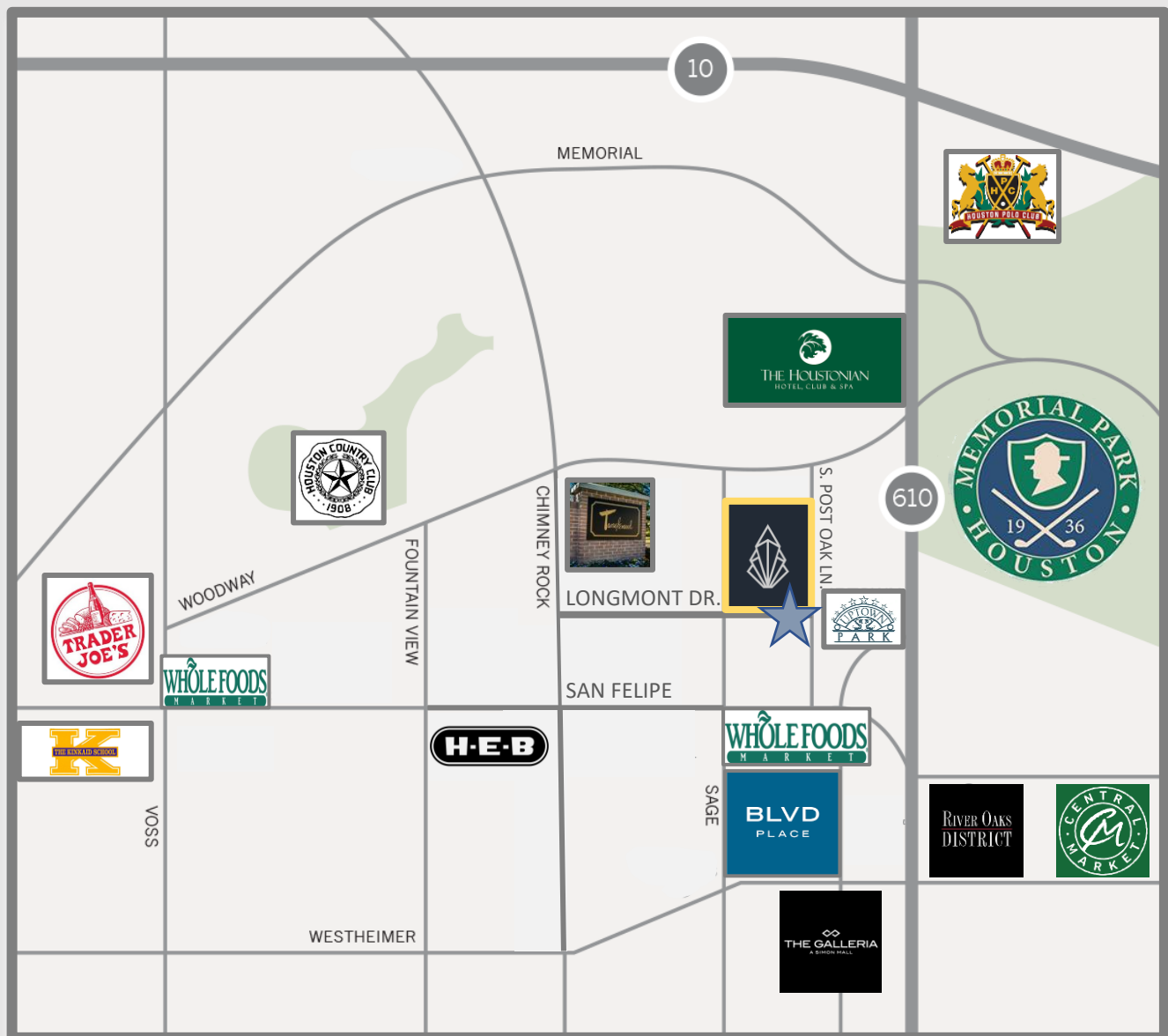


Memorial Park - 1.5 Miles



Houston Country Club - 2.4 Miles

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*representative
interiors section*



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features

SIGNATURE FEATURES

- Iconic building design by Mirador Group
- One Residence Per Floor
- N, S, E, & W Views in every Residence
- Grade Level Secured Parking Garage
- No Common Area Hallways
- Contrasting Color Window Mullion System
- Low Maintenance Fees
- 1 Dedicated Back-Up Generator per Residence
- No Power Lines along majority of South Facade
- 3 Reserved Parking Spaces Floors 2 & 4-7
- 2 Reserved Parking Spaces Floor 3
- Residence Level Storage Closet within Floor level
- Secured Foyer Entry **(TURNKEY)**
- Covered Terrace w/ Gas Grill, Sink, Beveridge Center & Weatherstrong Cabinetry **(TURNKEY)**
- Pet Relief Stations within Covered Terrace
- Wolf Cooking Appliances **(TURNKEY)**
- Sub-Zero Integrated Refrigerator **(TURNKEY)**
- Premium Eggersmann Cabinetry throughout **(TURNKEY)**
- Premium Plumbing Fixtures **(TURNKEY)**
- Wide Plank European Hardwood Flooring **(TURNKEY)**
- Custom designed Beverly Logo Railing Panels
- Operable Terrace Doors around Perimeter for Fresh Air

INTERIOR FEATURES

- 10' Ceilings Main Living Areas Floors 2-6
- 12' Ceilings Main Living Areas Floor 7
- Lever Style Door HW in Polished Nickel **(TURNKEY)**
- Solid core doors **(TURNKEY)**
- Smoke Detectors **(TURNKEY)**
- Fire Alarm
- Fire Sprinkler System
- Double Glazed Commercial Grade Aluminum Windows
- White Interior Window Mullions
- Premium Engineered 8" Hardwood Flooring throughout Secured Foyer, Living, Dining, Kitchen, Corridor Hallway, Powder Room & all Bedrooms **(TURNKEY)**
- Vast Selection of Porcelains to Choose From **(TURNKEY)**
- Porcelain Slabs at Shower & Vanity Walls & Large Format Porcelain Flooring in Master Bath **(TURNKEY)**
- Step-Down Ceiling Trim in Secured Foyer **(TURNKEY)**

- Recessed Lighting to be provided in Main Living Areas, Bedrooms, Laundry, Bathrooms & Corridors **(TURNKEY)**
- Herringbone Installation of Hardwood Flooring in Secured Foyer **(TURNKEY)**
- Double Door Entrance off Secured Foyer **(TURNKEY)**
- Double Door Entrance to Master Bedroom **(TURNKEY)**
- Window Pockets & Pre-Wired for Motorized Shades **(TURNKEY)**
- En-Suite Bathroom and Shower for every Bedroom **(TURNKEY)**
- Walk-in Closets for Every Bedroom **(TURNKEY)**
- 72" Linear Gas Fireplace in Living Area **(TURNKEY)**
- Interior Walls (Primed Only) **(TURNKEY)**

BUILDING FEATURES

- Exterior Walls mainly consist of Architectural Concrete Masonry Units with Double Glazed Commercial Grade Aluminum Windows
- Smart Home Technology System **(TURNKEY)**
- Cast-in-place Concrete Garage Structure
- 3 Individually Zoned HVAC Units per Residence
- 1 Tankless Hot Water Heater per Residence **(TURNKEY)**
- Gas Provided from Master Meter
- Direct Trash Chute Access on Each Floor
- All Building Entry Points to be Access Controlled by Key Fobs
- One Parking Garage Ingress/Egress on Longmont
- Back-Up Generator for Elevators
- 2 Passenger Elevators
- 2 Emergency Direct Access Stairwells
- Building Fresh Air Circulation System
- Electric Vehicle Charging Station Capability*

AMENITIES & HOA SERVICES

- **ButterflyMX Virtual Concierge System**
- Professional Property & HOA Management Services
- Elegantly Appointed First Floor Lobby
- Lobby Powder Room
- Lobby Located Package Delivery Room
- Window Washing
- On-site Dog Run
- Common Area Janitorial/Porter Services
- Water & Gas Included within Monthly HOA
- Professional Refuse Removal Service

*Available upon request and for additional fee. All Prices and all specifications subject to change without notice. All change orders and upgrades to be in writing and signed by Buyer and Seller, and paid in full before work begins or materials purchased.

THE
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views



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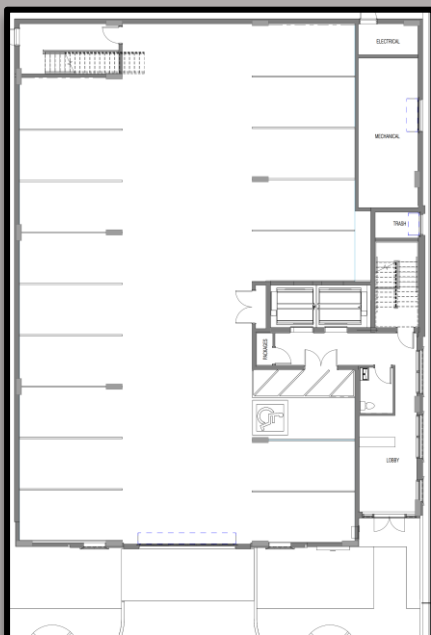
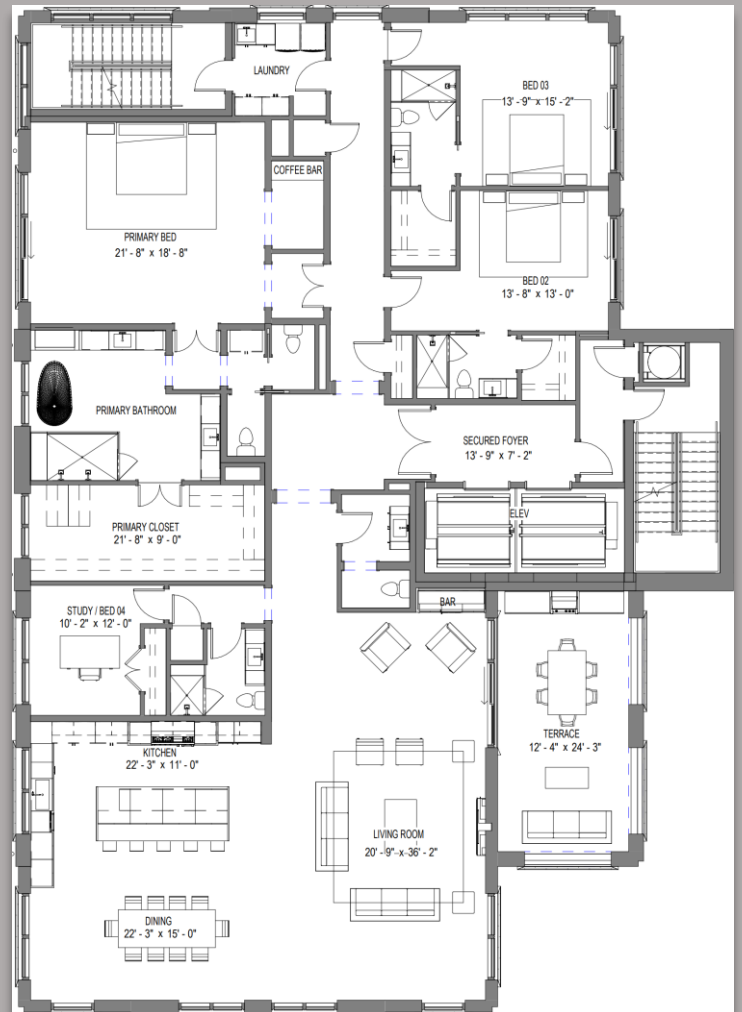
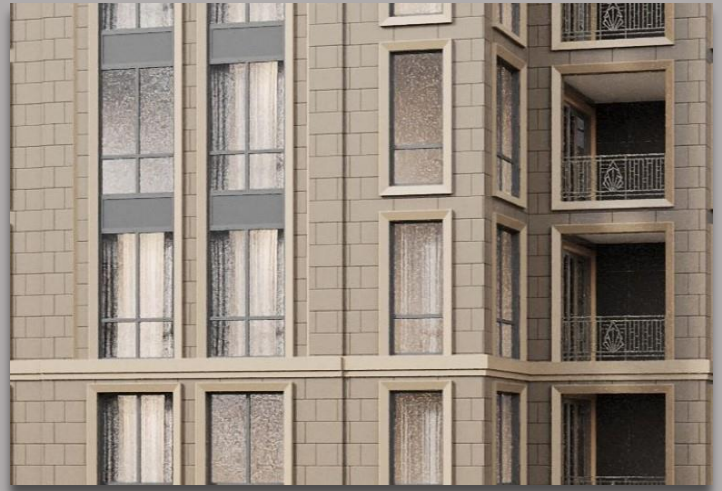
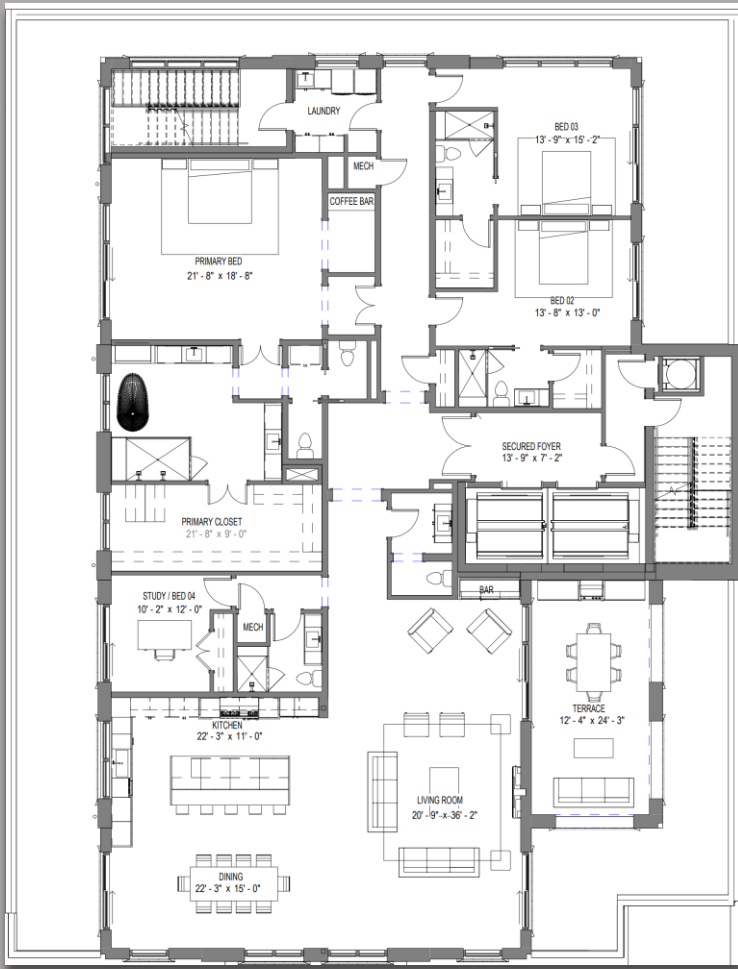
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THE

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representative floorplans

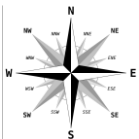
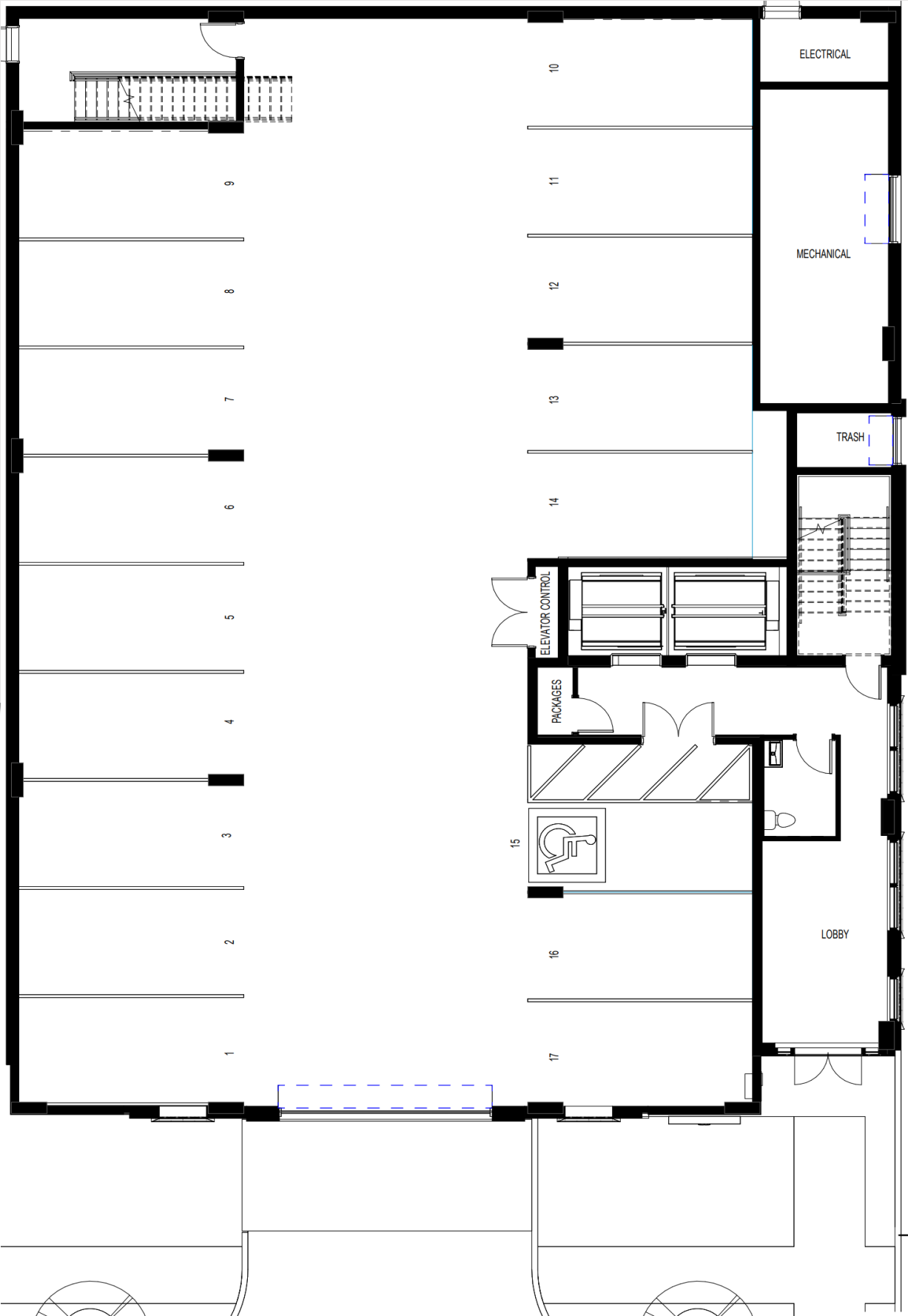


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LOBBY & RESIDENT PARKING



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5010 LONGMONT

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FLOOR 2

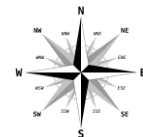
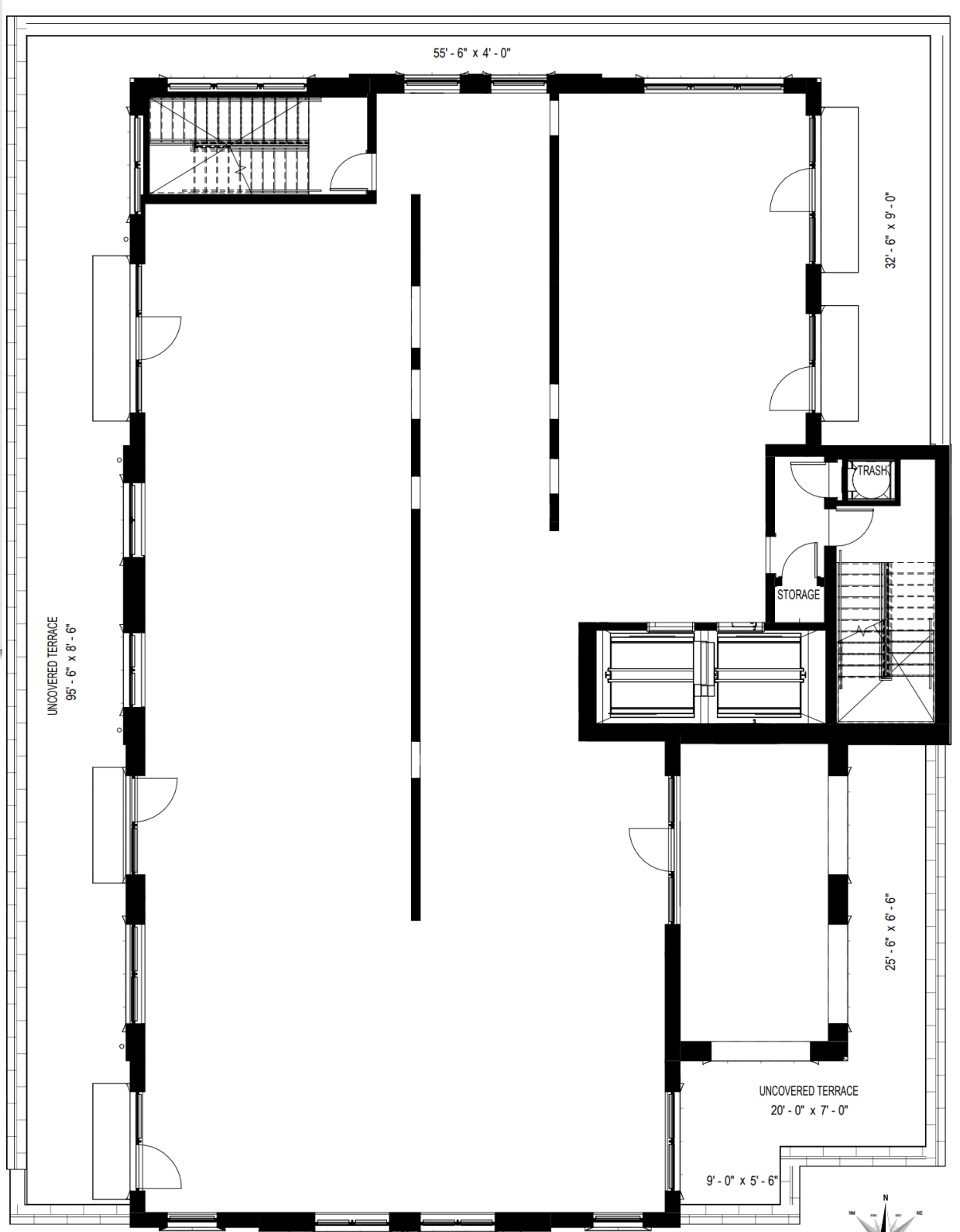
CALIFORNIAN RESIDENCE



2 PRIVATE TERRACES | 2 PARKING SPACES

4,378 INDOOR SF | 368 COVERED TERRACE SF | 2,016 OPEN TERRACE SF | 6,762 TOTAL SF | 10' CEILING HEIGHT

THE
BEVERLY



◀ SAGE ROAD

LONGMONT DRIVE

S POST OAK LANE ▶

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FLOOR 2

CALIFORNIAN SAMPLE RESIDENCE

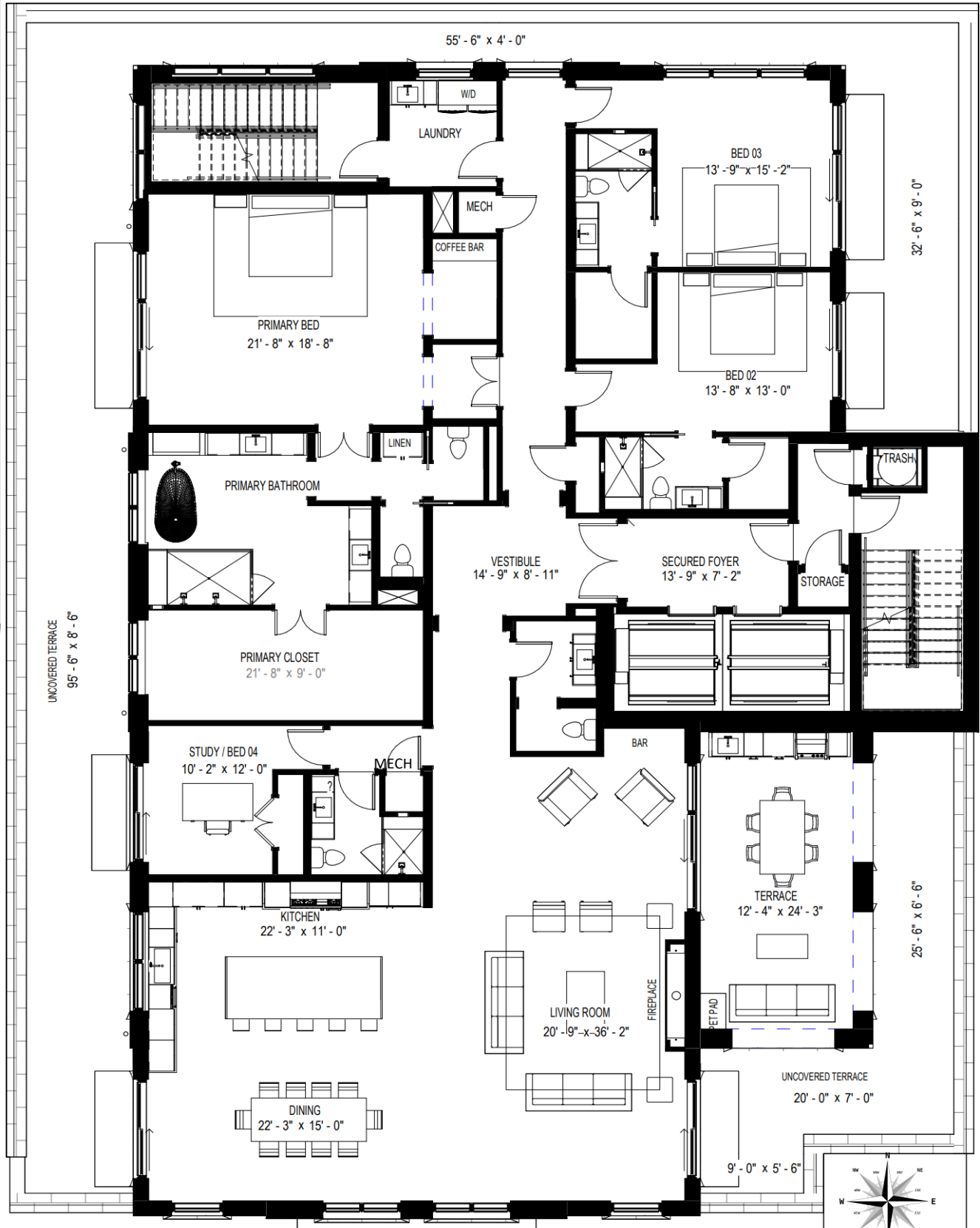
4 BED | 4.5 BATH | 2 PRIVATE TERRACES | 3 PARKING SPACES

4,378 INDOOR SF | 368 COVERED TERRACE SF | 2,016 OPEN TERRACE SF | 6,762 TOTAL SF | 10' CEILING HEIGHT



THE BEVERLY

Representative Floorplan



SAGE ROAD

LONGMONT DRIVE

S POST OAK LANE

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FLOOR 4

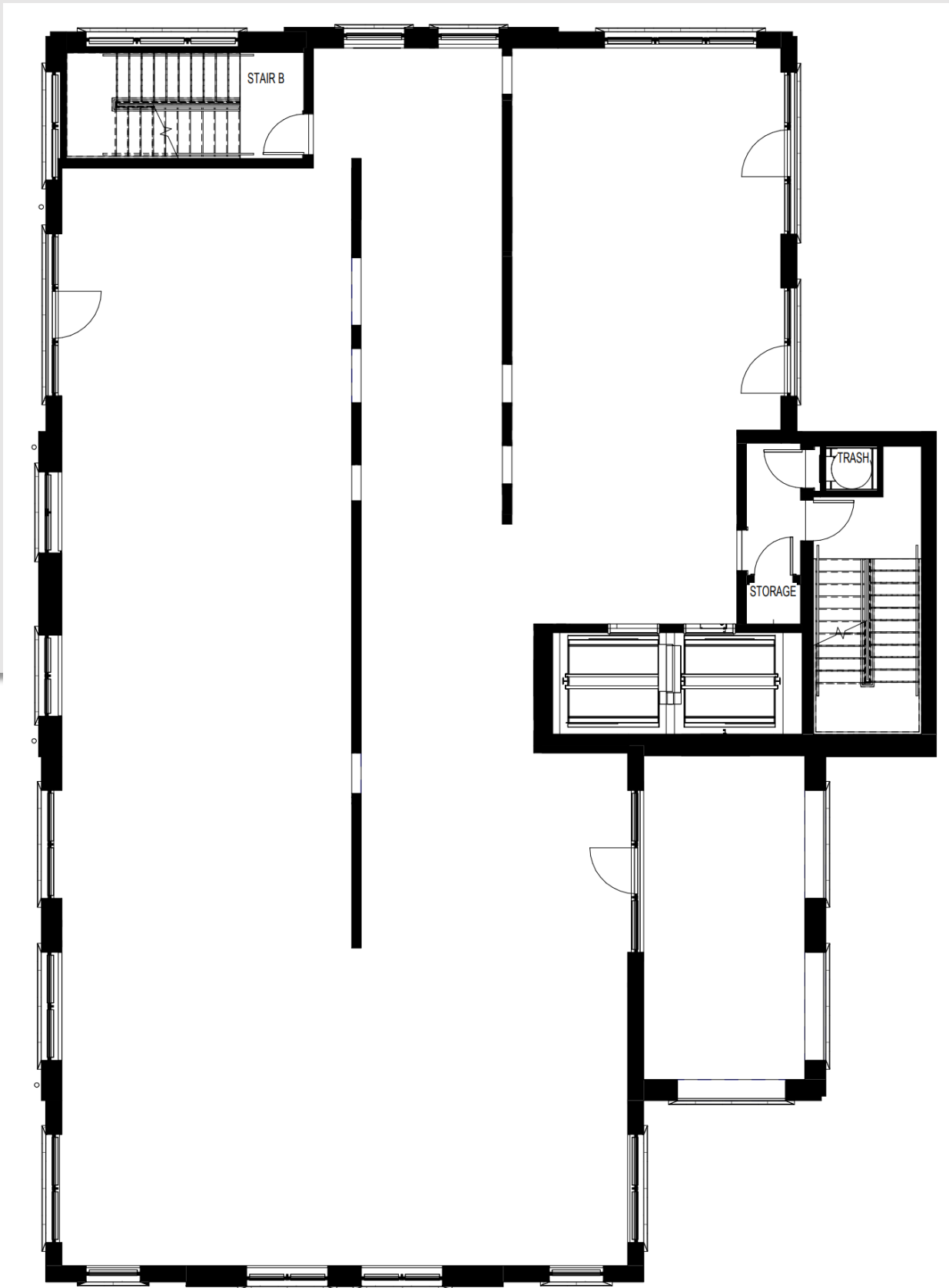
CENTURY RESIDENCE

PRIVATE TERRACE | 3 PARKING SPACES

4,378 INDOOR SF | 368 COVERED TERRACE SF | 4,746 TOTAL SF | 10' CEILING HEIGHT



THE
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SAGE ROAD

LONGMONT DRIVE



S POST OAK LANE



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FLOOR 4 CENTURY SAMPLE RESIDENCE

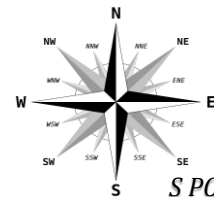
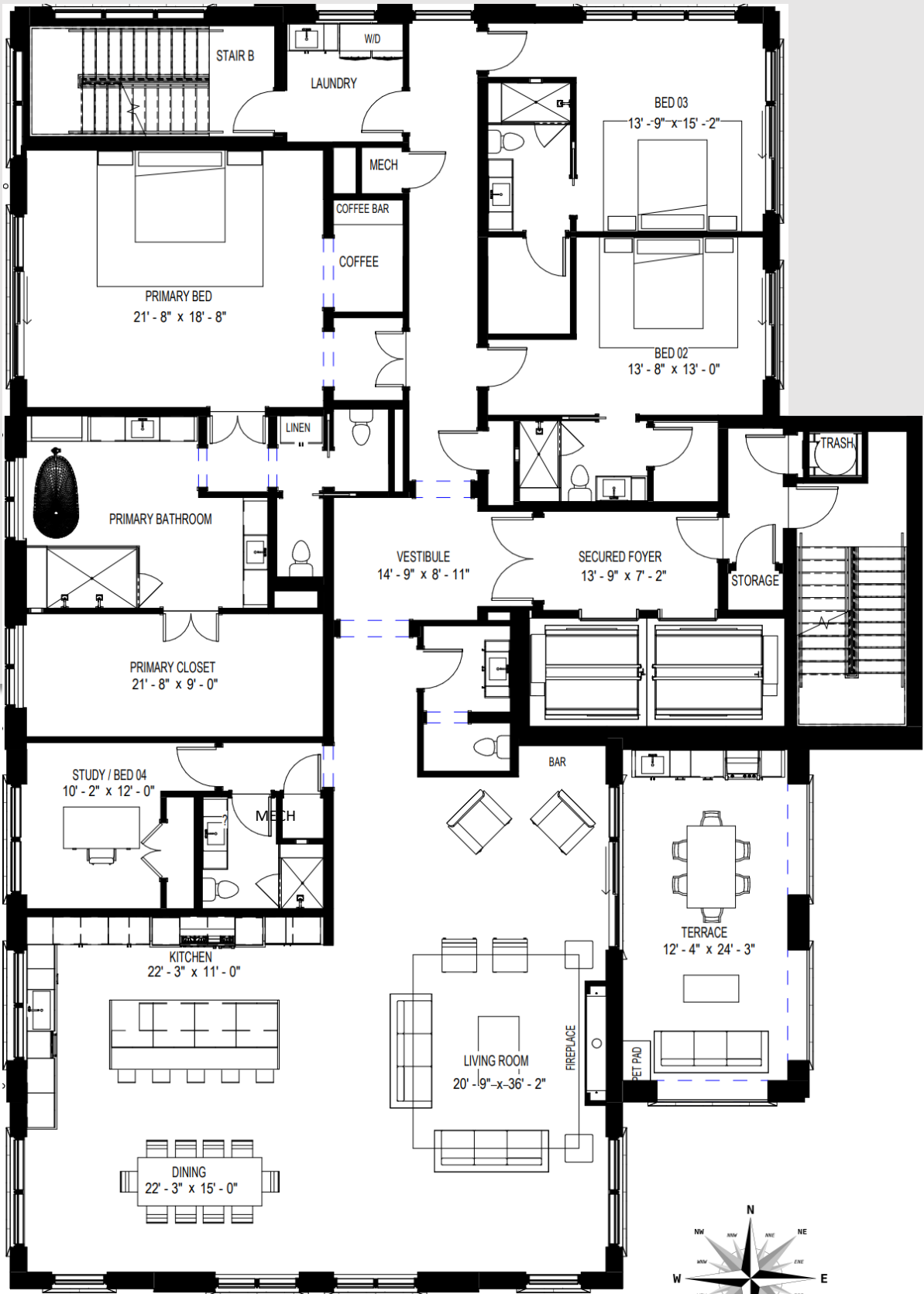
4 BED | 4.5 BATH | PRIVATE TERRACE | 3 PARKING SPACES

4,378 INDOOR SF | 368 COVERED TERRACE SF | 4,746 TOTAL SF | 10' CEILING HEIGHT



THE
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Representative Floorplan



SAGE ROAD

LONGMONT DRIVE

S POST OAK LANE

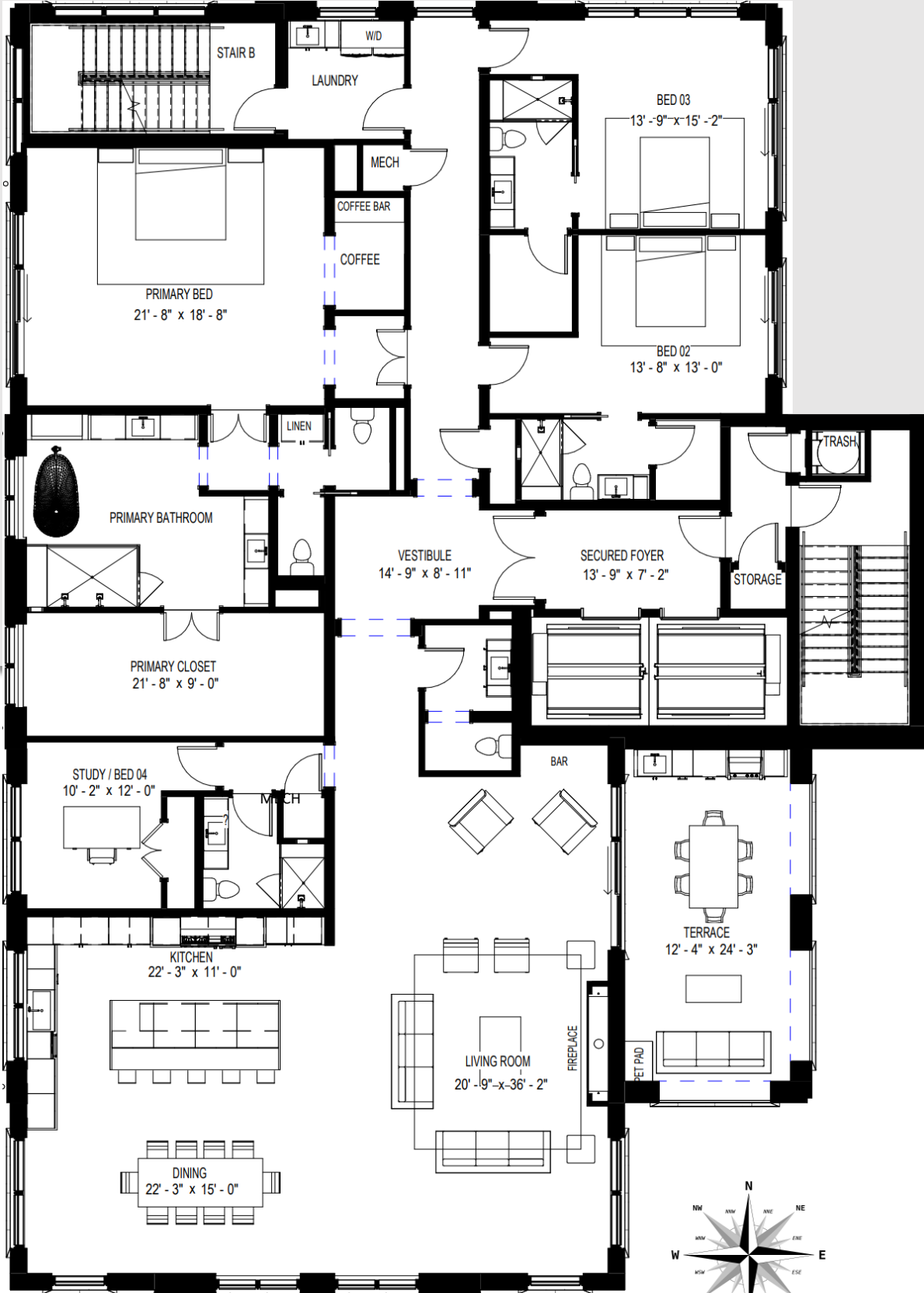
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BEVERLY ONE RESIDENCE

4 BED | 4.5 BATH | PRIVATE TERRACE | 3 PARKING SPACES
 4,378 INDOOR SF | 368 COVERED TERRACE SF | 4,746 TOTAL SF | 12' CEILING HEIGHT



THE
BEVERLY



Representative Floorplan

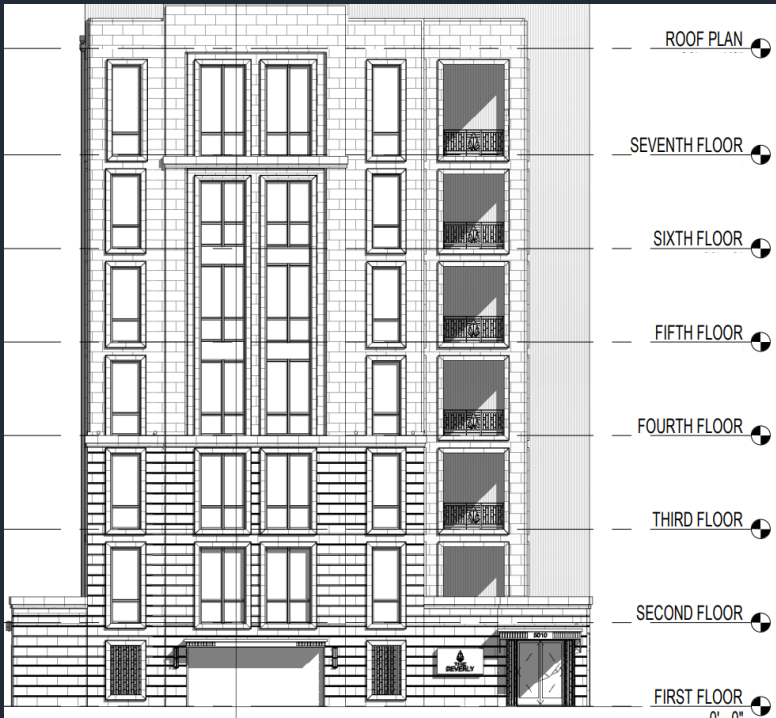
SAGE ROAD

LONGMONT DRIVE

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THE
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facades



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

All artist's renderings are for representational purposes only and subject to variances. Finishes depicted in artist's rendering are not necessarily indicative of what will be specified in the offering plan and not all items depicted in artist's rendering are included in unit purchase. All renderings of views and exposure to light are for representational purposes only and subject to variances. View renderings and exposures to light shown for a particular floor plan may be reflective only of the direction in which the Unit shown on such floor plan faces, and actual views and exposures to light for a particular Unit may vary depending upon the floor on which such Unit is located. Sponsor makes no representations as to any view and/or exposure to light at any time or as the same may be affected by any existing or future development. Floor plans are not to scale, dimensions are approximate, and may vary from the description of the unit in the condominium declaration. All dimensions are approximate and subject to normal construction variations and tolerances. Plans and dimensions may contain minor variations from floor to floor. Furniture depicted herein is for demonstration purposes only and not included. Notwithstanding any other information, all prices, building design, architectural renderings, plans, amenities, features and specifications of any and all improvements to any part of The Condominium or Property are subject to change or cancellation without notice. Equal Housing Opportunity.



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