



# 1438 GLOURIE

## OVERVIEW

- 8,967 sqft. Lot (Per HCAD)
- 5 Bedrooms / 5.5 Baths
- RARE 1<sup>st</sup> 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 (1<sup>st</sup> 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 – Powder/Secondary Bathroom Additional Storage, Family Room, and Media Room

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 1<sup>st</sup> Floor Per Plan / 8' or 9' Ceilings on 2<sup>nd</sup> 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, Secondary Bedrooms 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, Media Room, Landing, Game Room and Hallways)

Carpet in Primary Closets 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  
Primary Bedroom Accent Paneling  
Primary Shower Handheld  
Powder Room Wallpaper  
Chandelier in Study  
Study Ceiling Beams  
Mudroom Build-Out  
Wine Grotto Build-Out with Wine Tower  
Dining Room Ceiling Beams  
Study Built-in Cabinets  
Primary Closet Island  
Fireplace Mantel Build-out with Tile Surround  
Wood Floors in Media Room  
Ceiling Fans included at back patio and Secondary Bedrooms  
Restoration Hardware Cabinet Knobs + Pulls in Select Areas

Quintessa Homes of Texas, Inc  
Current As of 6/26/2024

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