

5507 HUISACHE STREET



BELLAIRE AREA

Martha
Turner

Sotheby's
INTERNATIONAL REALTY

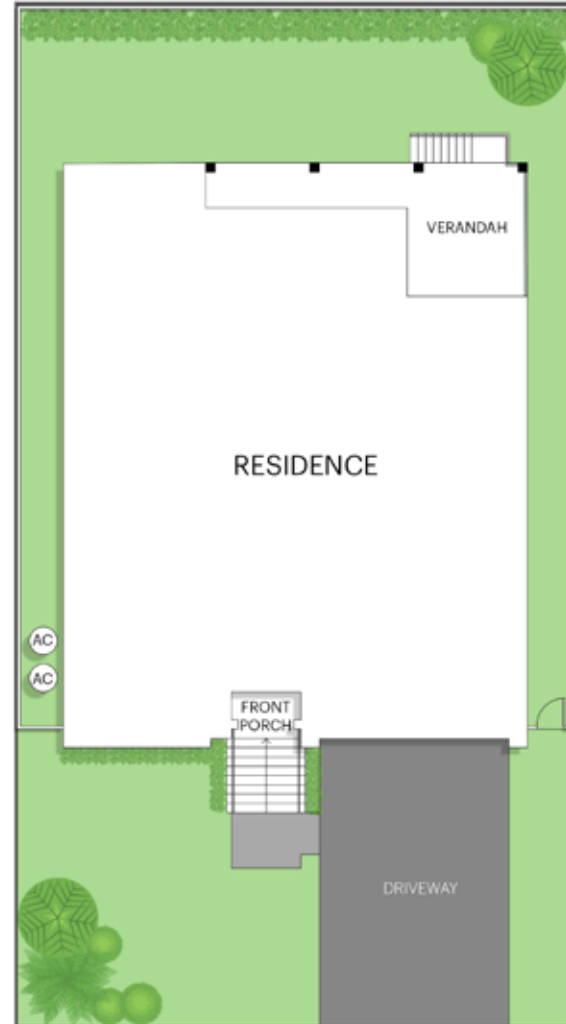


SECOND FLOOR PLAN



FIRST FLOOR PLAN

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SITE PLAN

Premium Construction & Building Envelope

ZIP System® Wall Sheathing

- Seam-taped panels create a continuous air barrier, enhancing protection from unconditioned outdoor air and improving overall energy efficiency.
- Integrated water-resistive barrier (WRB) sheds moisture and resists bulk water intrusion, providing a durable, resilient surface.

ZIP System® Roof Decking

- Taped seams form a solid, water-shedding surface beneath the roof shingles, creating a continuous layer of defense against water intrusion.
- Combined with synthetic underlayment for a “belt-and-suspenders” approach to leak prevention

Advanced Exterior Moisture Management

- All wall penetrations are flashed with ZIP Stretch Tape beneath siding for a superior seal—far more effective than traditional surface caulking alone.
- Brick and Hardie cement board siding are installed over a minimum ¾" rainscreen gap, promoting airflow and managing moisture behind the exterior cladding. This ventilated drainage plane helps prevent mold, rot, and water damage.

High-Performance Insulation & Mechanical Systems

Spray Foam Insulation

- Closed-cell foam in crawl space and open-cell foam in walls and roof deck deliver superior thermal performance and air sealing.
- Reduces gaps and sagging over time for lasting insulation value.
- Creates a conditioned attic that protects mechanical systems and allows for right-sized HVAC design.

Lennox 2-Stage HVAC System

- Includes a gas furnace and 2-stage condenser for optimal performance and comfort.
- Equipped with an AprilAire media filter and Model 8145 fresh air ventilator with power damper and onboard controller.
- Controlled by a Wi-Fi-enabled Honeywell Lyric T6 programmable thermostat.
- Zoned single system simplifies maintenance and enhances energy efficiency.

Navien 240A2 Tankless Water Heater

- Internal recirculation pump ensures near-instant hot water throughout the home.
- Backed by robust warranties: 1-year labor, 5-year parts, and 15-year heat exchanger.

Smart Technology & Energy Efficiency

- All-LED lighting significantly reduces energy use and electrical load.
- Garage pre-wired for two 50-amp EV charging stations.
- Wired network connections in every room, with multiple ports in the family room, study, and primary suite.
- In-ceiling access points pre-wired for whole-home wireless coverage.
- All data runs to a central network switch located in the upstairs flex room.
- Audio pre-wired for surround sound in the kitchen, family room, study, game room, primary bedroom, and rear patio.



Interior Design & Layout

Spacious Floor Plan

- 4,496 SF of living space on a 6,600 SF lot
- 4 bedrooms: 3 upstairs, plus one private guest suite or flex room downstairs with en-suite bath
- Game room and separate flex space upstairs—perfect for a second office, craft area, or walk-in storage
- 3 full bathrooms upstairs, including the luxurious primary suite bath

Primary Suite & Closet Design

- Primary bedroom connects to a large, custom-designed walk-in closet featuring a dedicated vanity and central packing island
- Closet conveniently opens to both the primary bedroom and utility room, offering dual access and improved flow

Functional Flex Spaces

- Enclosed home office located at the front of the home—ideal for working from home with privacy
- Upstairs flex room (separate from the game room) offers additional versatile space for a second office, playroom, or seasonal storage

Storage & Utility Features

- Thoughtfully designed mudroom with concealed built-in storage just off the garage entrance
- Key and purse drop station located just inside the garage entry for everyday convenience
- Butler's pantry with additional cabinetry and countertop space connects the kitchen and formal dining room—ideal for entertaining and staging meals

Luxury Finishes & Fixtures

- 10' ceilings on the first floor and 9' ceilings on the second floor
- Solid core interior doors throughout for enhanced sound insulation and quality feel
- 8" engineered white oak flooring spans the entire home, offering timeless, upscale style
- Direct-vent gas fireplace with a clean, efficient design for cozy evenings
- Covered rear patio with gas stub and electrical outlet—perfect for a future outdoor kitchen or entertainment zone
- Oversized garage with soaring 15'10" ceilings, ideal for storage or installation of a car lift

Exterior & Window Details

- Classic curb appeal with brick exterior and German schmear finish, complemented by durable cement board siding
- Owens Corning Oakridge architectural shingles with OC Rhino underlayment for maximum roof durability
- Andersen composite double-pane Low-E windows provide exceptional insulation and UV protection

Gourmet Thermador Kitchen Appliance Package

- 30" Thermador Freedom Built-In Refrigerator
- 18" Thermador Freedom Built-In Freezer
- 24" Thermador Sapphire Panel-Ready Dishwasher
- 48" Thermador Pro Harmony Gas Range
- 48" Thermador Professional Custom Vent Hood

Finishing Touches

- Walls and trim painted throughout with premium Sherwin-Williams® paints, ensuring a high-end, designer finish and long-lasting durability

KITCHEN



DINING ROOM





STUDY



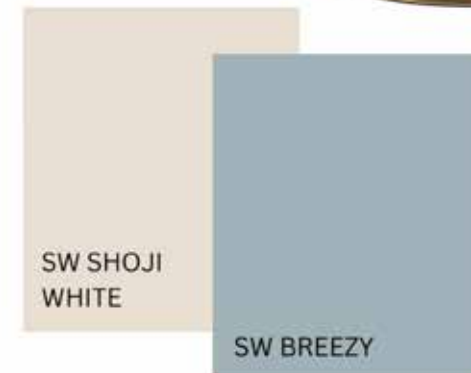
LIVING ROOM



ENTRY AND STAIRS



BUTLER'S PANTRY





GUEST BATHROOM



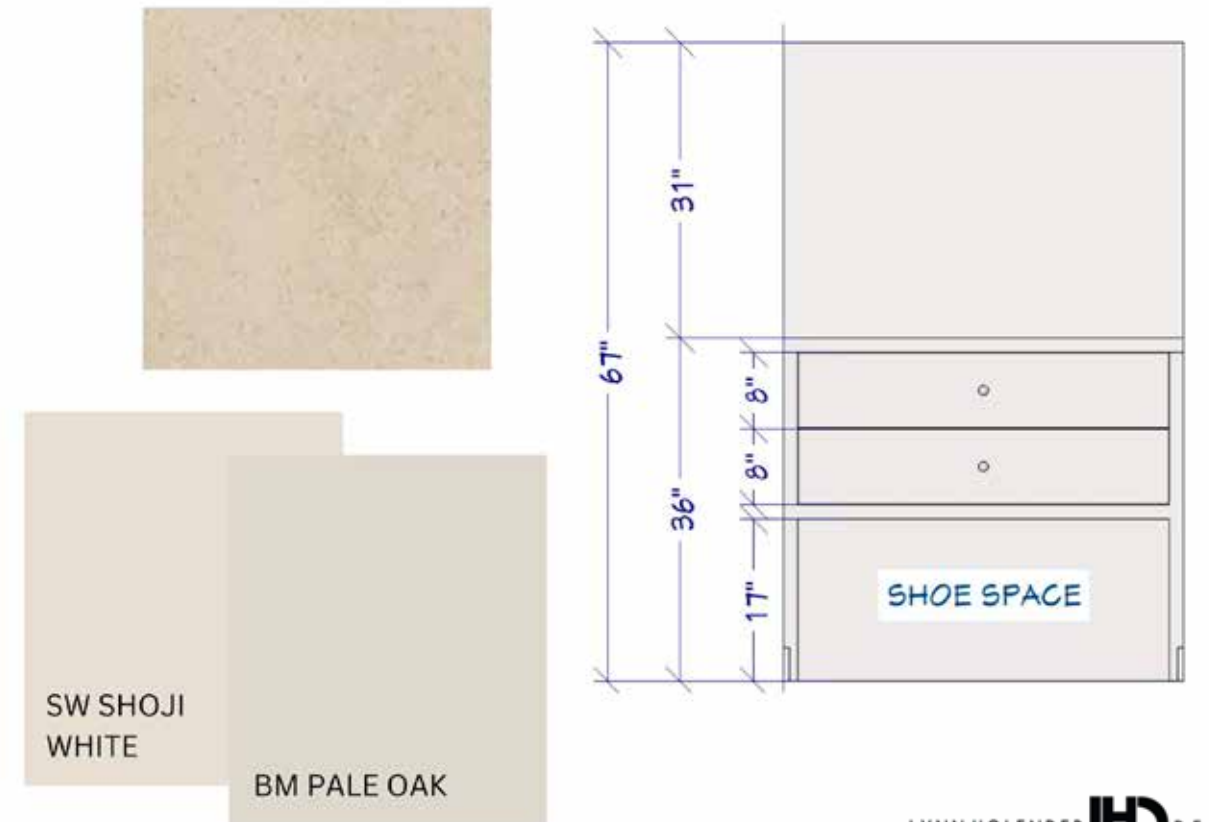
POWDER BATHROOM



PRIAMRY BATHROOM



MUDROOM





UTILITY



BATHROOM 3



UPSTAIRS GALLERY



BATHROOM 4





EXTERIOR



HENRY BRICK CEDAR CREEK



WINDOWS
ANDERSEN TERRATONE



EXTERIOR TRIM & GARAGE DOOR
SHERWIN WILLIAMS SHIITAKE



GUTTERS & DOWNSPOUTS
SENOX WOOD BEIGE



THERMADOR APPLIANCES



Freedom® Built-In Freezer
Column 18" Panel Ready



Freedom® Built-In Refrigerator
Column 30" Panel Ready



Sapphire® Dishwasher 24"
Custom Panel Ready



Gas Professional Range 48" Pro
Harmony® Standard Depth



Professional Custom Insert
Hood 48" Stainless Steel



Blue Brick Construction was created for one purpose, to provide value for homeowners by utilizing improved construction materials and building practices, creating thoughtful, efficient, quality homes. Value can take many forms, be it longevity, efficiency, functionality, or comfort, to name a few. Realizing that value is a function of planning and execution, giving attention to the even the smallest of details.

As a kid I was fascinated with the history of construction, how things were created and what those things could become when given new life many years later. Being able to create, expand, or otherwise improve your home carried with it a sense of pride. Helping my father work on our home or our camp, or building a shed, or working on cars came with a sense of dignity I remember fondly. "Do it right and you only have to do it once," I remember him saying, and now find myself repeating to my children. He was as right then as I am when I repeat it now.

My education led me in a different direction. Instead of construction, I was drawn to business. My career in accounting taught me many things that I find relevant to the construction process. Early in my career, I was given simpler tasks like cost analysis, or reporting on company performance. As I progressed further, I was able to work on things more impactful to the people and processes I was a part of, such as optimizing inefficiencies in repetitive processes, or implementing new tools that provide new insight into performance.

Those experiences all serve to answer the same question, "How do I make this better?" When my wife and I built our home in 2014, and again when her parents built their home in 2019, that same sentiment rang constantly in my ears. While still working in my own career, I dove into all the training materials, building science literature and product marketing materials I could, to find products and practices that would make my home or my wife's parents' home better. I became convinced that investing only a little more than the minimum, and committing the time to understand and oversee the small details could dramatically improve the efficiency, durability, and longevity of our family's most important asset, our home.

When I had the opportunity to take that passion for quality and value and make it into my own business, I couldn't let it get away. I want every client to feel the pride I feel in knowing it was done right.









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