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10418 Brinwood

OVERVIEW

- 10,211 SQFT Lot Per Survey
- 5-6 Bedrooms / 4.5 Baths
- RARE! 1st Floor Separate Study and Guest Bedroom with Full Bath**
- Spacious Floor Plan
- Oversized 2-Car Garage and Single Car Garage**

KITCHEN FEATURES & APPLIANCES

- KitchenAid 36" Stainless Range Top
- KitchenAid 36" Stainless Refrigerator
- KitchenAid Single Wall Oven
- KitchenAid Dishwasher
- Stainless Vent Hood Insert
- Stainless Microwave
- Undercabinet LED Lighting & Outlets
- Oversized Composite Undermount Sink
- High-End Quartz Countertops
- Cabinets Extended to Ceiling

INTERIOR FEATURES

- Wood Floors Per Plan
- Security System Prewire – Alarm Contacts at Operable Exterior Doors and Windows (Per Plan)
- Outlets in Baseboards (1st Floor Only)
- Kwikset Interior Door Hardware
- Zero Emissions and Carbon Neutral Electric Fireplace in Family Room
- Tankless Water Heater

EXTERIOR FEATURES

- Covered Back Patio
- Outdoor Kitchen Pre-Plumb with Gas
- Doorbell is Ring/Nest Compatible
- Custom Metal Door at Front Entry
- Vinyl Low E Windows
- Painted Brick, Exposed Brick Accent, and Siding Exterior
- Landscape, Sod and Irrigation in Front Yard Only
- Designer Coach Lights
- Camera System Prewire at Front Door, Back Door and Driveway
- 220V Pre Wire in Garage
- Outlets in Soffit

PRIMARY SUITE

- Separate Vanities
- Separate Shower and Freestanding Tub
- Frameless Shower Glass Enclosure
- High-End Quartz Countertops with Backsplash
- Oversized Walk-In Closet (s)

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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UPGRADES AVAILABLE FOR PURCHASE

PLEASE NOTE THAT THE AVAILABILITY OF UPGRADES IS DEPENDENT ON THE STAGE OF CONSTRUCTION.
INQUIRE WITH THE BUILDER FOR PRICING, DETAILS, AND ADDITIONAL UPGRADES.

Kitchen Pot Filler

Additional Cabinets Throughout Home Per Plan

Home Automation, Home Audio and Security System Packages

Finished Garage Floor Epoxy

Window Treatment Packages

Whole Home Generator with Automatic Transfer Switch

Landscape Up-Lighting

Fans at Secondary Bedrooms, Back Patio, Study and Game Room Ceilings

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 1st Floor Per Plan

8' or 9' Ceilings on 2nd Floor Per Plan

Vinyl Low E Windows Per Plan

Fiberglass, Wood and/or Iron Exterior Doors

Techshield Roofing for Better Energy Efficiency

Exterior Façade: Painted Brick, Exposed Brick Accent, and Siding 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 and Family Room

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

Tankless Water Heater

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 Per Plan – First Floor (Entry, Foyer, Dining Area, Kitchen, Breakfast, Pantry, Primary Bedroom, Study and Hallways)

Carpet Per Plan- First Floor Primary Closet (s) and Second Floor Secondary Bedrooms/Closets, Seasonal Storage, Media Room, Landing, Game Room and Hallways.

Porcelain and/or Ceramic Tile for Utility Room and Bathroom Floors and Walls

Quartz Countertops throughout Kitchen, Bathrooms and Utility 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
10418 BRINWOOD 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.

Kitchen Island Wingwalls

Kitchen Pantry Drawers with Painted Top

Fireplace Mantel Surround

Study Wall Paneling, Accent Paint, and Chandelier

Dining Room Ceiling Beams

Powder Room Wallpaper and Floating Vanity

Primary Bedroom Wall Paneling

Primary Bath Accent Wallpaper

Exterior - Front Porch Brick Herringbone

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