



Features / Upgrades

1513 GLOURIE DRIVE, HOUSTON TX 77055

Upgrades Completed By the Builder in 2019

High-End Appliance Package:

- 48" Wolf Range
- Sub-Zero Refrigerator and Freezer
- Bosch Built-In Coffee System
- Wine Cooler
- Dishwasher
- Warming Drawer
- Media Bar Beverage Cooler
- Pot Filler Faucet

Luxury Interior & Functional Enhancements:

- Smart Home Automation Prewire
- Upgraded 10" Baseboards throughout First Floor (with concealed outlets)
- Additional Downstairs Bedroom with Full Bath & Walk-In Closet
- Freestanding Tub + Spa-Inspired Primary Bath with Rain Head & Body Jets
- Wood Flooring throughout Main Living Areas, Staircase & Second Floor Landing
- Custom Cabinetry (site-built) throughout home
- Custom Closets with built-ins, shelving, drawers & storage systems
- Crown Molding (double crown in main areas) + Wainscoting in select rooms
- Natural Stone & Quartz Countertops throughout
- Oversized Pantry with additional storage + space for secondary fridge/freezer
- First Floor Hearth Room with Gas Fireplace and Direct Access to Back Patio
- Epoxy Floor in Garage



Insulation & Energy Efficiency

- R-19 Insulation in Exterior Walls
- R-30 Blown Insulation in Ceilings
- Full Poly-Seal Air Sealing (plates, penetrations, corners)
- Proper Ventilation Baffling System
- Energy-efficient roofing and envelope system

Structural and Construction Quality

- Engineered Post-Tension Foundation (10-year warranty)
- Engineered Framing System (10-year warranty)
- Full OSB/Plywood House Wrap for Structural Integrity
- Windstorm Clips & Strapping throughout
- 10'–20' Ceilings (1st Floor) and 8'–9' Ceilings (2nd Floor)
- Brick & Stone Exterior with Select Siding Accents
- Vinyl Low-E Energy Efficient Windows
- TechShield Radiant Barrier Roofing System
- 30-Year Architectural Shingles with Ridge Ventilation

Mechanical, Electrical & Smart Systems

- 16 SEER HVAC System with Gas Furnace
- R-8 Flex Duct System
- Programmable Digital Thermostats
- LED Recessed Lighting throughout main areas
- Ceiling Fans with Wall Controls throughout
- Cable / Cat-5 Prewire throughout home
- Speaker Prewire (Dining, Kitchen, Primary Suite & Patio)
- Full Alarm System (keypad, motion sensors, door/window contacts)
- Control4 Smart Home System with two outdoor camera's



Exterior, Drainage & Landscaping

- Extended Covered Patio with Outdoor Kitchen (Coyote Grill, Sink, Storage)
- Full Sprinkler System (Front & Back Yard)
- Full Gutter System (Front, Sides & Rear)
- French Drain System tied into gutters for optimal drainage
- Professionally Designed Front Landscaping
- Designer Coach Lighting + Holiday Light Outlets

Additional Upgrades of Approximately \$195,000 - Completed By Current Owners (receipts can be provided)

- Heated Pool + Spa with 2 Fire- Bowls + Contemporary Backyard Decking (approx. \$100,000)
- Outdoor Electronic Patio Screens (shade/sun/SPF) By The Shade Shop (11,929)
- Indoor Custom Blinds and Curtains by Custom Drapery Blinds and Shutters (\$29,774)
- Addition of Second Bosch Dishwasher and a Wolf Steam Oven to Kitchen (\$6,076)
- Culligan Whole House Water Filtration / Softener System and Reverse Osmosis (\$6,840)
- Media Room Full Theatre Package with Full Surround Speakers by AVS Concepts (\$19,634)
- Additional Remodel Project, performed by Houston Construction and Remodeling: Attic has been Semi-Finished to provide Large Additional Storage Area, Cabinetry in Study and Kitchen have been Enhanced to create more Modern Look, Additional lighting has been added in Living Room, a Privacy Window Film has been added to Primary Bathroom Window, Installation of Glass Doors in Upstairs Bathrooms, Replacement of Carpet in Upstairs Bedrooms with Higher Quality Carpet, Addition of Cubbies to Mudroom (\$19,978)