

THE
BEVERLY
HOUSTON
PRIVATE RESIDENCES

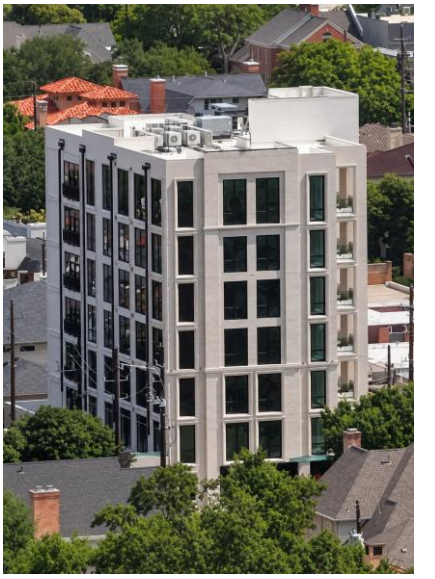
Welcome to The Beverly

An extraordinary once-in-a-century legacy development at 5010 Longmont Drive in the heart of Tanglewood. The Beverly sets a new benchmark for ultra-private estate living in the sky. With only six heirloom-quality residences – each spanning an entire floor – privacy and sophistication are unparalleled.

This is the first new mid-rise condominium built outside the Loop in over 20 years and the only building in Houston with a private backup generator for every residence. Crafted for generations, The Beverly blends timeless Mirador Group architecture, exceptional craftsmanship by GT Leach, and the visionary development expertise of RAMA Companies.







About The Developers

GT Leach Constructors, LLC

Founded in 1998, GT Leach is a trusted Houston-based general contractor renowned for delivering luxury condominiums, hotels, and mixed-use developments. With over 4,000 condominium units completed, GT Leach excels in precision craftsmanship and timely project execution.

GTLEACH.COM



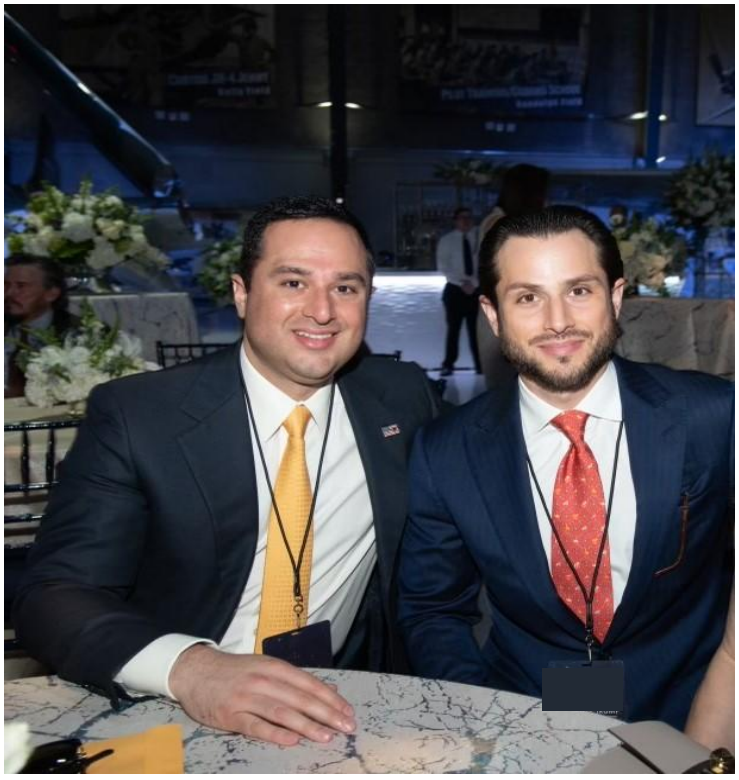


About The Developers

RAMA Companies

Established in 2003 by Alan and Amir Taghdisi, RAMA specializes in strategic residential and commercial real estate development. Known for visionary planning and prime locations, RAMA enhances urban living through thoughtfully designed mixed-use projects.

RAMA-RE.COM



RAMA COMPANIES



About The Architect

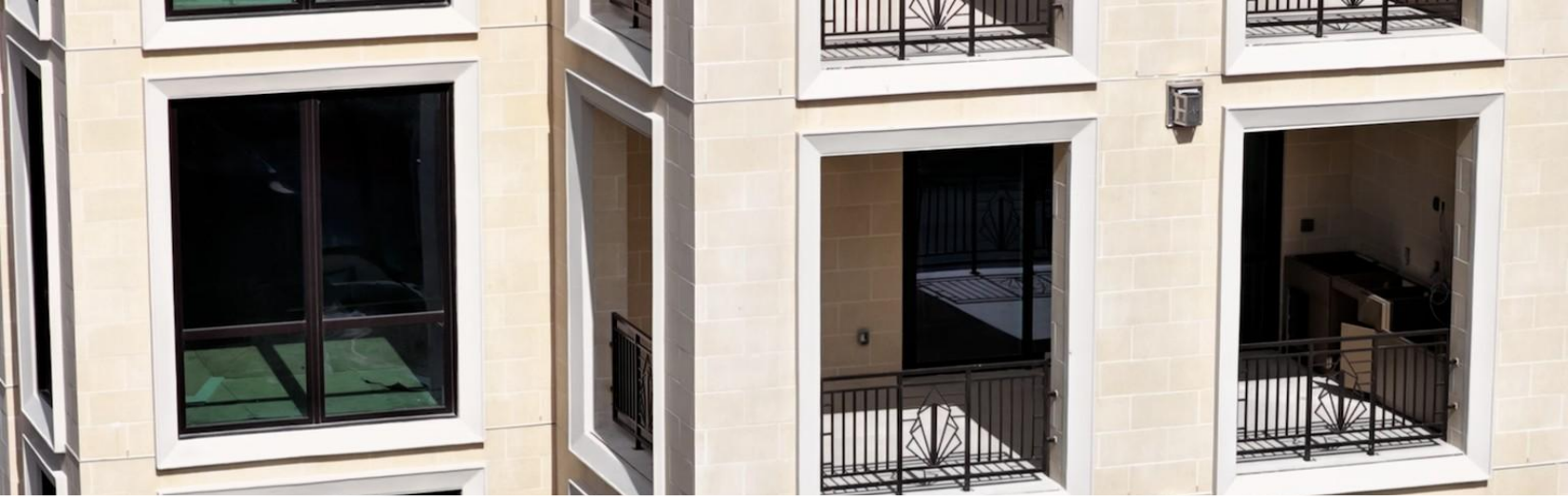
Mirador Group

Mirador Group has built a reputation for meticulous design and inspiring professionalism in Houston for three decades. The firm's integrated architectural practice encompasses residential and commercial architecture, interior architecture, and interior design. We are driven by the belief in building enduring relationships and enhancing lives through contextual and relevant architecture and design. Our purpose is to enrich communities with responsible, aesthetically pleasing designs that resonate with the people within and around them. By creating architecture that transcends the ordinary, we contribute to a world where spaces inspire and connect, making lasting impacts on the places we call home and the environments we share.

MIRADORGROUP.COM

MIRADOR GROUP





THE BEVERLY

HOUSTON

SIGNATURE FEATURES

- Iconic building design by Mirador Group
- Only One Residence Per Floor
- N, S, E, & W 360° Views in every Residence
- First Level Secured Parking Garage
- No Common Area Hallways within Residence Levels
- Contrasting Color Window Mullion System
- Low Monthly HOA Fees
- Back-Up Dedicated 26 KW Generac Generator per Residence
- 3 Reserved Parking Spaces for PH3 - PH7
- 2 Reserved Parking Spaces for PH2
- Residence Level Located Storage Closet
- Secured Foyer Entry off of Elevator Landing
- Covered Terrace w/ Gas Grill, Sink, Paneled Beverage Center & Eggersmann Brand Cabinetry
- Pet Relief Stations within Covered Terrace
- Thermador Brand Gas Cooking Appliances & Coffee Maker
- Thermador Brand Refrigerator & Wine Fridge
- Premium Eggersmann Brand Cabinetry throughout
- Premium Plumbing Fixtures
- Wide Plank European Hardwood Flooring
- Custom Design Wrought Iron Railing Panels
- Operable Sliding Terrace Doors at Perimeter of every Residence

INTERIOR FEATURES

- 10’ Ceilings Main Living Areas PH2 - PH6
- 12’ Ceilings Main Living Areas PH7
- Lever Style Door HW in Polished Nickel
- Solid Core Doors
- Smoke Detectors
- Fire Alarm
- Fire Sprinkler System
- Double Glazed Commercial Grade Window System
- White Interior Window Mullions
- Premium Engineered 7.5” Hardwood Flooring throughout Foyer, Living, Dining, Kitchen, Corridor Hallway, Powder Room & all Bedrooms
- Designated Tile, Natural Stone & Quartz Packages
- Engineered Slabs at Shower & Vanity Walls & Large Format Tile Flooring in Primary Bath
- Step-Down Ceiling Trim in Secured Foyer
- Recessed Down-Lighting provided throughout
- Herringbone Installation of Hardwood Flooring in Secured Foyer
- Double Door Entrance of Secured Foyer
- Double Door Entrance to Primary Bedroom
- Shade Pockets & Pre-Wired for Motorized Shades (Shades provided by Owner)
- En-Suite Bathroom and Shower for every Bedroom
- Walk-in Closets for every Bedroom
- Gas Fireplace in Living Area with cast stone mantel
- Interior Walls Primed Only – (Final Paint by Owner)
- Light Sconce & Chandelier Placement throughout (Fixtures by Owner)
- Primary Bedroom Closet Fit (Provided by Owner)

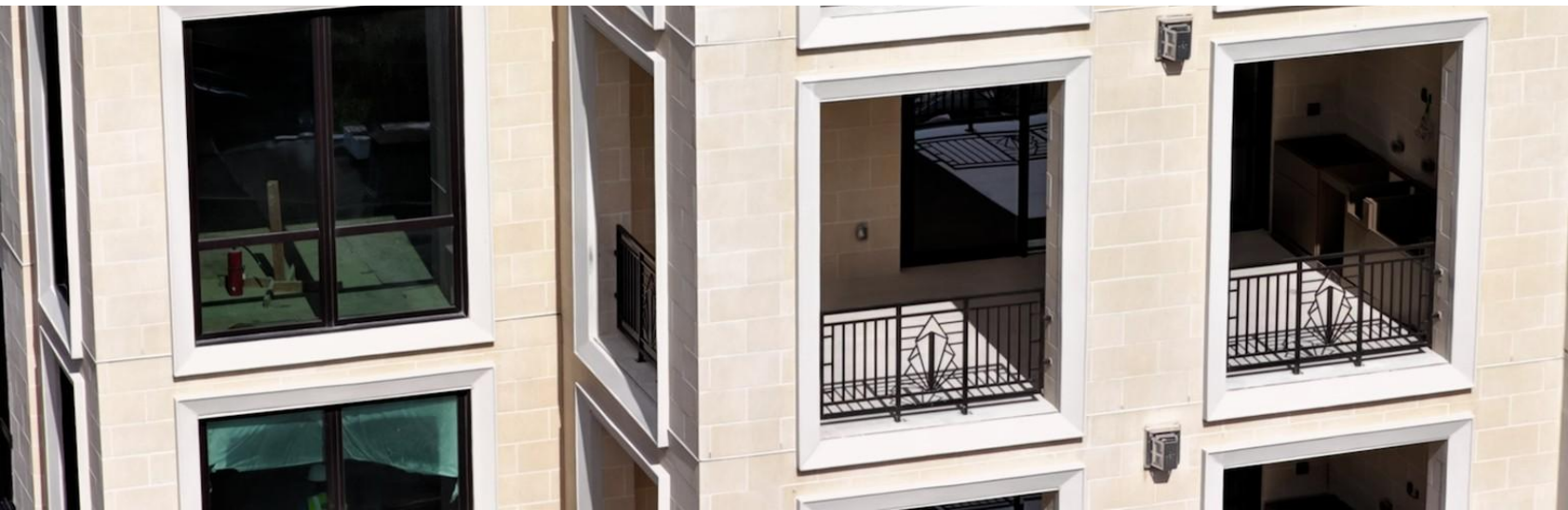
BUILDING FEATURES

- Southern Facade consist of Architectural Concrete Masonry Units with Double Glazed Commercial Grade Window System
- Cast-in-place Concrete Garage Structure
- 3 Individually Zoned HVAC Units per Residence
- 1 Tankless Gas Hot Water Heater per Residence
- Indoor & Outdoor Gas Cooking
- Water & Gas Isolation Valve Per Residence
- 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 Drive
- Back-Up Building Services Generator for Elevators & Life Safety
- 2 Passenger Elevators
- 2 Emergency Direct Access Stairwells
- Building Fresh Air Circulation System
- Electric Vehicle Charging Station Capability*
- Gated Perimeter & Ground Level Security Cameras

AMENITIES & HOA SERVICES

- On-Site Daily Concierge Doorman Service
- ButterflyMX Virtual Concierge System
- Professional Property & HOA Management Services
- Elegantly Appointed First Floor Lobby
- Lobby Powder Room Facility
- Lobby Located Package Delivery Room
- Window Washing
- Gated On-Site Dog Run
- Common Area Janitorial
- Water, Gas & Building Insurance Included within Monthly HOA
- Professional Refuse Removal Service
- Common Area Landscaping

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



THE BEVERLY HOUSTON

PRIVATE RESIDENCES

PH-2

The Californian Residence

4 BEDROOMS | 4.5 BATHROOMS

2 PARKING SPACES

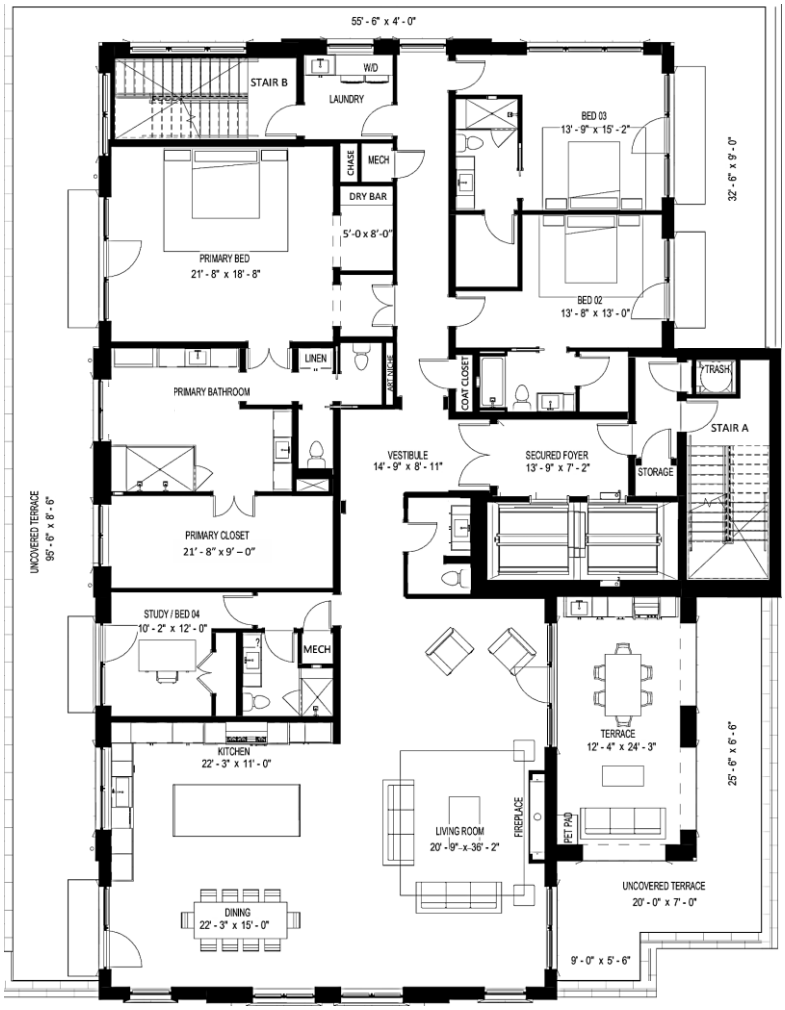
4,378 INDOOR SF

368 COVERED TERRACE SF

2,016 UNCOVERED TERRACE SF

6,762 TOTAL SF

10’ CEILING HEIGHT



THE BEVERLY | PH-2

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PH-2

The Californian Residence





PH-2

The Californian Residence



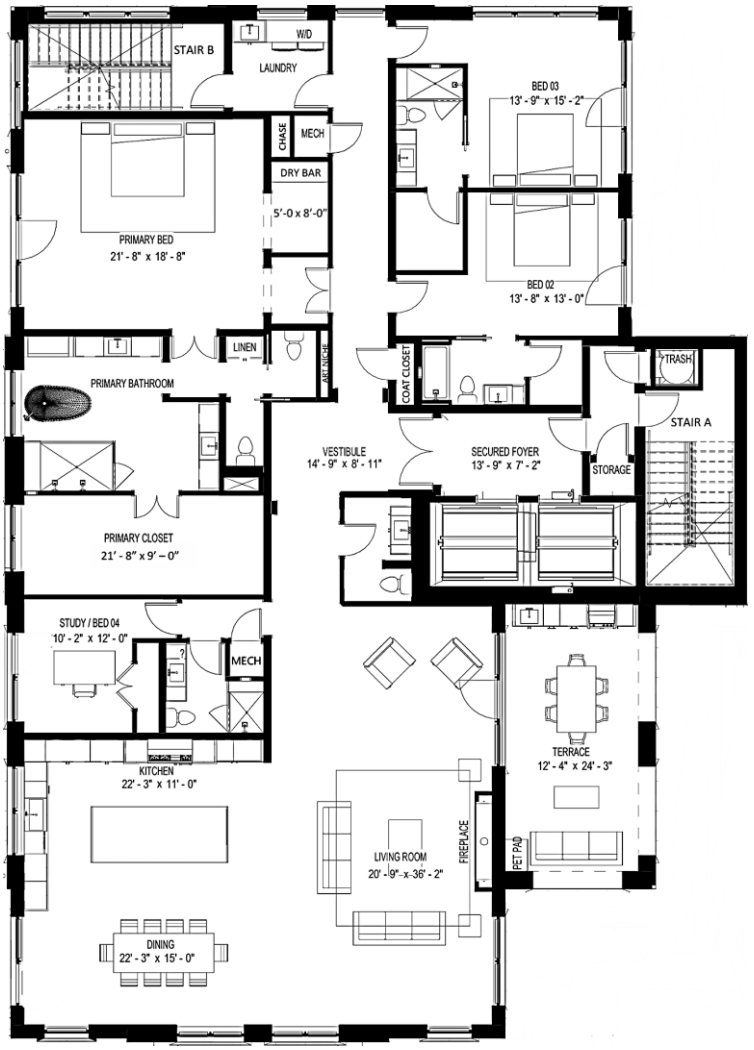


THE BEVERLY HOUSTON
PRIVATE RESIDENCES

PH-6

The Century Residence

4 BEDROOMS | 4.5 BATHROOMS
3 PARKING SPACES
4,378 INDOOR SF
368 COVERED TERRACE SF
4,746 TOTAL SF
10’ CEILING HEIGHT



THE BEVERLY | PH-6
TheBeverlyHouston.com





PH-6

The Century Residence



PH-6

The Century Residence





BUSINESS // REAL ESTATE

New Tanglewood condo project promises luxury living — even during power outages

By **Marissa Luck**, *Staff Writer*

Aug 3, 2025

Gift Article



HOUSTON
BUSINESS JOURNAL

Residential Real Estate

Boutique condo project with full-floor units to break ground in Tanglewood area

Gift this Article



THE REAL DEAL
REAL ESTATE NEWS

Houston condo project puts power security on perk list

The Beverly in Tanglewood asks $3.5M for units with generators to keep lights on if grid fails



G.T. Leach's Gary Leach and The Beverly (G.T. Leach


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713.485.4408
TheBeverlyHouston.com