

3714 Durness Way

Home is a South Carolina low country style home built in 2007 with many features including:

Exterior

- Four(4) Porches with additional living space (not taxed) – includes front porch, large backporch, and additional covered downstairs dining area off pool area plus upstairs screened porch off Master bedroom overlooking pool, all the porches have ceiling fans and back porch has built in speaker system.
- Gas copper light fixtures (next to front door) and electric copper lanterns in foyer, next to kitchen door and over garage, which were special ordered from Charleston, South Carolina.
- Hardiplank siding (8in.withbead), which was special ordered to give it that original Low Country look.
- Windows are by Windsor. Sellers flew to Dallas to pick these out as they are not sold in Houston. Full divided light. While they are made of PVC, they can be painted. Approved by the Charleston Historic Society
- Plantation shutters on exterior windows P Metal with baked on finish (minimal up keep)
- Large Heated Pool/Spa includes natural stone and 3 waterfalls, underwater benches that kids love to sit on under the waterfalls, Jandy pool equipment.
- Mosquito misting system
- Sprinkler system
- Hurricane strapping on all roof beams that are well overcode.
- House is elevated well above flood plain requirement.
- Oversized gasline and meter for installation of future 35k generator.
- Solar barrier plywood on roof and exterior walls.
- Pool House a/k/a garage apartment with full bath, kitchenette, and hardwood floors

Interior

- Security System
- Intercom system throughout the house and Poolhouse
- Stair lights (night lights in baseboards).
- Flooring includes hardwood flooring throughout home, slate in the mudroom and upstairs screened porch, and tile/marble in the bathrooms and laundry room. All natural products.
- 8 ½ in. baseboards in all rooms.
- 4 in. molding around all doors and windows.
- 6" Crown molding in all rooms
- Doors are solid wood, five panel doors — Charleston style. High quality Baldwin hardware/hinges on all doors and pocket doors.
- Window treatments include custom Plantation Shutters throughout house, custom shades on Dining Room and pool house windows as well as custom Belgium linen drapes in living room.
- Granite or marble on all countertops except upstairs laundry room
- Circulating hot water – no waiting for the water to get hot.
- Industrial sized water softener – Cuno with a 55gal salt tank.
- Whole house water filtration system.

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Kitchen

- Custom wood cabinetry
- Walk in Pantry
- Granite countertops with back splash
- Island with sink, disposal, and recycling area
- Stainless steel appliances including Wolf 48" dual fuel stove with Wolf vent with outside mounted fan motor, two dishwashers and warmer.

Bar

- Ice machine in bar and custom shelving/storage (wine rack)

Two (2) Fireplaces

- Oversize woodburning fireplace in living room, upstairs fireplace is between master bedroom currently with artificial logs in it, but it burns wood.

Two (2) offices

- 2 large closets west office near kitchen which also includes custom built in shelves and desks In both offices.

Five (5) Bathrooms

- Master Bath includes fireplace large marble shower with multiple shower heads and BainUltra oversized spa tub with airblowers
- All marble tops in bathrooms
- All bath tubs are spa air blowing tubs so they don't get clogged and you can use bath oils, etc.

Two (2) Laundry Rooms

- Downstairs mudroom between kitchen and back door to pool includes granite countertop with extra deep sink, recycling area, washer/dryer hookups, slate floor, large closet, custom cabinetry
- Upstairs laundry room includes custom countertop over frontloading washer/dryer, custom cabinetry and shelves, storage closet

Other Features

- Interior upstairs room between bedrooms with stainless steel refrigerator and built in cabinetry, shelves, and desk
- AprilAire airfilters in dual zoned A/C system(s).
- Provision for future elevator installation.
- Upstairs A/C system recently replaced.
- Pool has been re-plastered, main pump replaced with newer model.