

12441 Pebblebrook Drive – Long Meadows

Built By – Riverwood Building Company

Marketed by – J. Carter Breed Properties

Architect – Rice Designs

Interior Design – Scene One

Lot Size:	20,094 sq. ft.	Bedrooms	5
Approx. Living Area	6,494 sq. ft.	Bathrooms	5
First Floor:	4,090 sq. ft.	Half Baths	2
Second Floor:	2,404 sq. ft.	Garage 1	3 cars +
		Garage 2	2 cars +
Family Room	19'6" x 22'	Master	16' x 21'
Kitchen		Bedroom2	14'8" x 12'10"
Breakfast	18'10" x 13'	Bedroom3	13' x 13'10"
Dining Room	17' x 14'	Bedroom4	14' x 14'2"
Study	12' x 13'	Bedroom5	13'10" x 16'8"
Gameroom Dn	17' x 19'	Gameroom Up	19'10" x 18'10"

Features of the Home

When a Master builder does his best work, the result is the stunning home at 12441 Pebblebrook. Carefully designed and executed masterfully with each detail meticulously and personally handled by the builder of Riverwood Building Company, owner, Mike Miller and his son Nolan.

At the corner of Benignus and Pebblebrook, this 2-story home is in the heart of Memorial with easy access to the upscale hotels, shopping, dining, fitness and the renown Memorial Hermann medical system of nearby City Centre, Town and Country, and Memorial City. Everything is at your fingertips.

A brick and stucco exterior using antique Old Chicago brick is artfully accentuated with hand-crafted batt and board shutters and four gas burning lanterns strategically placed across the front exterior of this one-of-kind residence. The front entry door and egresses to the backyard are elegant custom double doors of black iron and glass allowing full enjoyment of the natural light. The windows are designed to match with black trim, double paned, argon gas filled and energy efficient. The remaining interior doors are stained, solid knotty Alder wood construction. Foam insulation provides excellent protection from Houston's humidity and heat alongside the 3 variable speed HVAC units. Two units are downstairs and one is upstairs. Two tankless hot water heaters provide non-stop access to hot water throughout the home. Pre-wired for cameras, speakers, and ready to personalize to your needs. Two garages easily accommodate five cars with the option for

5 more for the car enthusiast. Both garages have cathedral ceiling height of 28' giving the new homeowner the opportunity to put in lifts. Plumbed and ready for AC.

EXTERIOR

- House sits on a ½ acre lot (20,094 sqft)
- Antique Old Chicago brick and hand applied stucco exterior
- Hand crafted cedar batt and board shutters
- 4 Bronze gas lanterns
- Professionally landscaped with full sprinkler system
- Outdoor kitchen w/fireplace & wood mantle, sink with prep space, recessed lighting, limestone porch, reclaimed red oak ceiling, cool fan!
- Brick-lay driveway
- 2 entrances to the driveway & drive through porte-cochère
- 2 garages- 1 with 3 garage doors and 1 with 2 garage doors (all cedar). Ceilings in both garages are 28 feet, giving plenty of room for a lift. A total of 10 cars can fit! AC ready for future car enthusiast

1st FLOOR 4,090 SQFT

- Study with coffered ceiling with wood beams, glass French door entry
- 3 piece coved ceiling molding
- Flooring is reclaimed 8" and 6" oak of random length, hand finished throughout downstairs (except for master bath) and main balcony hall area upstairs
- Real reclaimed beams in kitchen and family room
- All Counter tops are of quartzite, marble and granite
- ½ bath just outside study- custom vanity
- "Mom CEO" desk and MUD room/locker area located at the back staircase, just outside the large utility room
- ½ bath @ back of the home has Mont Clair Marble
- Game room with French doors that open to the veranda and a door to the driveway, spacious closet storage
- Wet bar separates the dining room and kitchen- has a wine room. Indian Premium Granite counters, hammered gold sink, ice maker and wine fridge
- Custom Iron work to include double wide glass and iron exterior door and custom iron stairways front and back.

FOYER

- Entry has Vanilla Ice Marble flooring

FAMILY ROOM 19'6" X 22'

- Family room has wood burning fireplace is hand cut limestone, assembled by hand on site

- Reclaimed oak beams on ceiling continue through to the kitchen giving a grand and connected space

DINING ROOM 17' X 14'

CULINARY KITCHEN

- Counters and backsplash are solid Quartzite with a leather finish- Taj Mahal Classic
- HUGE eat at island with farmhouse sink, 2 dishwashers, pull-out drawer microwave and storage with glass front cabinet doors
- 66" custom built Viking Tuscany black duel fuel range- 1st one like it sold, EVER! Custom vent hood designed to match and pot filler
- 60" refrigerator/freezer Viking (30" freezer column with a 30" refrigerator column with wood front and designer handles to match cabinets.
- Wine closet and under counter wine cooler
- Under counter ice maker
- Gold accents to include cabinet pulls, sink and pot filler
- Cabinets built on site with Inset, soft-close cabinets door and drawers
- Walk in pantry
- Iron doors open to outside patio

STUDY 12' X 13'

- Reclaimed oak wood floors
- Coffered ceilings with wood beams
- Wallpaper
- Glass French door entry

MASTER SUITE 16' X 21'

- Opens to a private lanai/veranda
- Chandelier
- Bathroom
 - His and Hers vanities, closets AND toilets. Closets have built-in cabinets, drawers and pull downs
 - Carrera marble tile flooring, shower and counters
 - Rug design on the floor mirrors the design on the shower wall
 - Jacuzzi soaking tub with air jets and Carrera marble surround
 - Seamless glass shower with 2 shower heads, 2 benches and hand sprayer

OUTDOOR LIVING SPACE

- Antiques Old Chicago brick on outside porch and veranda area
- Limestone deck
- Outdoor sink
- Reclaimed oak ceilings with recessed lighting and ceiling fan

- Corbelled columns
- Gas fireplace with wood mantle and full masonry firebox – Isokern
- Full sprinkler system
- Professionally landscaped

UTILITY ROOM

- 18" hexagon tile floor

HOME OFFICE

- Locker area
- Mom's CEO space

2nd FLOOR 2404 SQFT

- Media closet
- Desk area
- Game room
- 4 bedrooms with ensuite bath and oversized closet
- Bedroom #2- fantasy brown counter, tub, carpet
- Bedroom #3- Juliette balcony, seagrass granite/marble, tub
- Bedroom #4- Seagrass counters w/shower
- Bedroom #5- fantasy brown counters & tub

GARAGES (2)

- Cedar garage doors with automated openers
- Cathedral 28' ceilings designed to be lift ready
- Interlocking paver driveways and walkways on full concrete base
- Ready for 5 cars, 10 cars with lifts
- Plumbed for AC

Other

- Reclaimed Chicago brick inside and out
- Double wide custom Iron doors and double paned windows
- Reclaimed oak flooring throughout the house
- Reclaimed beams throughout the house
- All fireplaces in the house are full masonry boxes (Isokern)
- House is built on a pier ~~and beam system~~ (builders piers)
- Interior Doors are solid wood made of knotty alder
- Elevator ready

- Pre-wired for cameras in the corners of the home.
- Prewired for speakers in kitchen, living room and back porch
- Main staircase handrail/balusters are iron, hand designed by the builder
- 12" baseboards
- Double pane windows
- Icynene Foam insulation- helps keep utility costs low
- 3 zone HVAC with gas heat - 2 up, 1 down
- 2 tankless water heaters
- Interior sprinkler system
- Smart house
- Designed by Architect, Todd Rice and Interior by Scene One, Steve Clifton

12441 Pebblebrook

SPECIFICATIONS

All work to meet all building codes as required by the City Of Houston..

Foundation: Full Structural foundation with piers designed by professionally engineered.

Driveway/Walks: Interlocking paver system on full concrete base.

Plumbing: Includes 2 Tankless water heaters, Pex water supply, gas service and outlets per plan, hose bibs, and schedule 40 pvc waste.

Electrical: All electrical per plans and must meet local codes and requirements
Led lighting throughout.

HVAC: 3 zone, 14 SEER Trane A/C system with gas heat

Low voltage: Prewired for full home automation system
Security/TV/Phone
Audio/video

Interior Sprinkler As per plans and requirements per City Of Houston

Roof
Composition roof provided by GAF Timberline- slate color

Insulation: Foam Icynene insulation system

Drywall ½” sheetrock in house, 5/8” in garage as required, ½ “ greenboard in in tub and shower areas. Sheetrock nailed on perimeter ares and screwed in middle. Level 4 sheetrock finish.

Fireplaces:
Hand cut Limestone fireplace in family room. Outdoor fireplace in outdoor living area

Trim: All cabinets job built on site with doors bought from others. All finishes paint grade unless otherwise specified. Baseboard downstairs to be 1x10 mdf with pm5 cap. Downstairs includes 3 piece crown with crown mold, 1x8 mdf , with pm5 inverted crown. Upstairs baseboard to be 1x10baseboard with pm5 cap. Upstairs to include single crown mold in all areas. Main entry area upstairs to have 3 piece crown.

Custom Iron	Stairs iron stairways front and back. Custom iron double doors throughout home
Reclaimed Beams	Real reclaimed beams in kitchen and family room
Appliances	66" Viking Tuscany black duel fuel range, 60" refrigerator/freezer Viking (30' freezer column with a 30" refrigerator column with wood front and designer handles to match cabinets. 1 icemaker, 1 undercounter wine cooler, 2 dishwashers, 1 pull-out drawer microwave.
Weatherstrip	Weatherstrip all exterior and attic doors
Shutters:	Custom cedar batt and board shutters
Paint:	Finish to include Sherwin Williams paint (or equivalent). Roll texture for walls. Three colors of flat paint are included. One for walls, one for ceiling, and one for trim.
Stucco/Brick:	Real hand applied stucco with galvanized lathe, installed over tyvek that has 2 layers of felt paper applied and inspected. Includes brown coat, scratch coat and hand applied finish. Antique Old Chicago brick exterior with Old Chicago accent wall in kitchen.
Flooring	Reclaimed 8" and 6" oak random length hand finished wood floor all downstairs except master bath area. Reclaimed 8" and 6" oak hand finished random length wood floor in main balcony hall area upstairs Antique Old Chicago brick on outside porch and veranda area with reclaimed oak ceilings Designer Carpet in all other areas upstairs
Countertops	Quartzite, marble, and granite tops on all countertops. Kitchen backsplash solid Quartzite.
Garage	Cedar garage doors with automated opener. # car garage with additional 2 car garage with full motor court. Capacity to hold 10 cars with lifts.
Fence:	1x6 cedar fence over 2x12 rot board.
Exterior:	Full sprinkler system / professionally landscaped