

10907 WALWICK DRIVE

PROPERTY FEATURES



LISTING DETAILS

- LOT SIZE: 23,609 square feet/Survey
- SQUARE FEET: 7,726 square feet/Builder
- BUILDER: Shane Cupic Custom Homes
- ARCHITECT: Travis Mattingly, AIA
- STRUCTURAL/CIVIL ENGINEER: Hendricks Engineers
- INTERIORS: Elizabeth Garrett, ASID
- SUBDIVISION: Willowick Section 2
- 6 bedrooms, 6 full baths, 3 half baths
- Zoned to SBISD schools
- Completed in 2019

DETAILED SPECIFICATIONS

FOUNDATION

- Structural slab with piers (87 total)
- Soil testing completed before concrete foundation engineer and design
- All foundations inspected by City of Hunters Creek and Hendricks Engineers

DRAINAGE

- Fully engineered drainage system
- 4", 6" and 8" pipe that drains to street
- 1 ft inlets with grade

FRAMING

- 11 ft per plan on 1st floor
- 9 ft ceiling on 2nd floor
- Treated bottom plate throughout 1st floor Douglas Fir studs
- Engineered truss for 2nd floor
- 1 1/8 AdvanTech tongue and groove subfloor screwed and nailed in
- Rafter, ceiling joist and beam layout designed by Certified Engineer
- CDX roof decking
- Cypress and Hardie trim, fascia, siding and soffit installed per plans
- CDX sheathing and Tyvek water barrier wrapped on whole exterior of home

PLUMBING

- PEX water lines throughout
- All venting and sewer lines are Schedule 40 PVC
- 2 tankless water heaters with circulating pump
- All toilets, bath tubs, faucets & sinks on plumbing schedule
- Pressure tested Black Gas pipe throughout
- All plumbing installed and checked by certified plumber and inspected by City of Hunters Creek
- All plumbing fixtures from Elegant Additions

HVAC

- House cooling and heating design per Engineer
- 3 high efficiency Lennox 21-seer systems
- Gas furnaces
- Insulated registers and flex duct

ELECTRICAL

- All electrical 12/2 copper wiring
- GFI and Arc Fault protection in required areas
- 400-amp panel
- All electrical completed per NEC
- Recessed can lighting throughout
- Lighting fixtures TBD

LOW VOLTAGE WIRING

- Lutron Homework lighting control system

- Prewired with CAT 6
- Whole house prewired for state-of-the-art control system customizable to homeowners design and capable of running features (sprinklers, AC, lighting, surround sound and much more) from wireless device or iPad
- Prewired for alarm system

ROOFING

- Samaca slate roof from Spain
- Titanium Ice and Water Shield Weather protection
- Copper metal roof

WINDOWS

- Jeld-Wen clad high-efficiency with wood paint grade interior
- Lifetime Warranty

EXTERIOR DOORS

- Blaylock Steel doors
- Jeld-Wen clad exterior with paint grade interior

BRICK

- Brick per plan with mix of reclaimed and
- Mexican brick
- Light slurry application

INSULATION

- Open cell foam insulation
- R-11 on all interior walls

SHEETROCK

- 5/8 inch sheetrock on all walls
- 5/8 inch sheetrock on ceilings
- Texturesmooth level 5 primer finish

WOOD FLOORING

- First Floor: 3/4" x 10 1/4" European Oak hand beveled edges, wire brush texture
- Second Floor: 3/4" x 7" European Oak hand beveled edges, wire brush texture

TILE

- Ann Sacks tile throughout

CARPENTRY

- Shop built solid wood cabinets in all areas
- 10 inch base throughout 1st floor
- 8 inch base throughout 2nd floor
- 8 ft solid core doors throughout 1st floor and 2nd floor
- Crown molding throughout whole house
- Solid cedar wood beams per plan located at great room, front patio, morning room and master bedroom
- Custom wine rack
- Custom forged iron railing

RECLAIMED BEAMS

- Reclaimed solid hemlock beams

COUNTERTOPS

- Solid surface countertops throughout house

FIREPLACES

- Upstairs Covered Porch: Isokern with Herringbone design
- Family Room: Isokern with Herringbone design
- Covered Outdoor Living: Wood Isokern with Herringbone design

PAINT

- All high grade interior enamel satin finish, egg shell walls, flat ceilings and stain (colors TBD)

DRIVEWAY

- Stained concrete and gravel

LANDSCAPING

- Designed by certified Landscape Designer
- Sprinkler and landscape package installed by certified landscaper

FENCING

- 7 ft cedar fence
- 2*12 rot board

GUTTERS

- 5 inch round copper gutters
- Round downspouts tied into engineered drainage system

WARRANTY

- 10-year structural warranty
- 1-year full warranty
- All factory-made products come with manufacturer's warranty

ROOM BY ROOM DESCRIPTION:

FIRST FLOOR

- 11 ft ceilings (unless otherwise noted)

FOYER (24x8)

- Blaylock Steel front doors
- European white oak hardwood floors with hand beveled edges, custom pattern
- Trim cased opening to Study/Formal Living Room, Dining Room and Family Room
- Pass through to Bar

STUDY/FORMAL LIVING ROOM (18x17)

- Blaylock steel window
- European white oak hardwood floors with hand beveled edges
- High gloss painted walls and trim
- Built-in shelving
- Chandelier and sconces

DINING ROOM (18x16)

- Blaylock steel window
- European white oak hardwood floors with hand beveled edges
- Kravet decorative wallpaper
- Chandelier

BAR

- European white oak hardwood floors with hand beveled edges
- Access from Dining Room and Kitchen with pass through to Foyer and Family Room
- Calacatta Black polished countertops with undermount prep sink
- Ann Sacks parquet pattern backsplash tile
- SubZero column height glass front wine cooler
- SubZero refrigerator
- Access to large walk-in pantry with stained white oak countertop
- Light fixture

Continued...

KITCHEN (19x18)

- European white oak hardwood floors with hand beveled edges
- Center island with reclaimed wood and Calacatta marble countertop custom design
- Undermount fireclay sink
- Two Asko dishwashers at center island
- Built-in trash drawer at center island
- Ilves Majestic 48" 6-burner + griddle stainless gas range with polished brass trim
- Wolf 48" hood
- Custom spice racks at either side of range
- Wolf convection steam oven and microwave drawer
- 36" SubZero refrigerator and 36" SubZero freezer
- Calacatta marble slab countertops and backsplash
- Barstool seating at island
- Two built-in decorative furniture cabinets with glass shelving
- Pendant lighting (2 pendants)
- Adjacent to Breakfast Room and access to Family Room and Rear Entry

BREAKFAST ROOM (14x13)

- European white oak hardwood floors with hand beveled edges
- French door access to covered patio and backyard
- Light fixture

REAR ENTRY

- 10 ft ceilings and French door access to covered patio and yard

CABANA BATH

- Ann Sacks honed checkerboard tile floor
- Quartz countertops

UTILITY ROOM (11x8)

- Ann Sacks honed checkerboard tile floor
- Ann Sacks glazed brick tile backsplash
- Wall mounted sink and faucet
- Electrolux washer and dryer
- Folding counter and drip dry area
- Under cabinet lighting

HOME OFFICE (8x6)

- Ann Sacks honed checkerboard tile floor
- Built-in desk with quartz countertops
- Upper and lower cabinet storage
- Under cabinet lighting

MUD ROOM

- Ann Sacks honed checkerboard tile floor
- Built-in storage area with quartz countertops and under cabinet lighting in addition to lockers
- Access to rear stair and storage underneath rear stair
- Access to 3-car Garage and side access to driveway area

FAMILY ROOM (24x20)

- European white oak hardwood floors with hand beveled edges
- Blaylock Steel doors and windows
- Gas fireplace with custom stone surround mantel and TV mount wiring above
- Reclaimed beams
- Light fixture
- Open to Kitchen
- Access to Foyer, Bar, Formal Powder Bath and Master Bedroom

POWDER BATH

- Ann Sacks Calacatta floor tile with accent tile
- Walls by Segreto
- Decorative 2-leg sink console
- Decorative sconces

MASTER BEDROOM (20x17)

- European white oak hardwood floors with hand beveled edges
- Cathedral ceiling with reclaimed beams
- Plaster walls by Segreto
- Wiring for wall mounted TV
- Access to backyard

MASTER BATHROOM

- Ann Sacks custom stone mosaic floors
- Plaster walls by Segreto and groin vault ceiling
- Double vanity sinks with Calacatta marble countertops
- Decorative sconces at both vanity areas
- Two water closets
- Large walk-in shower with glass enclosure and Ann Sacks white marble tile, large bench, rain shower head and two additional shower heads including hand shower
- Freestanding tub
- His and hers linen storage
- Large walk-in closet with European white oak hardwood floors with hand beveled edges, double packing chests, customizable shelving, built-ins and track lighting

SECOND FLOOR

9 ft ceilings unless otherwise noted

BEDROOM 2 (17x16)

- Cathedral ceiling with reclaimed beams
- Carpet
- Decorative light fixture
- Ensuite, private bath with extra polished Carrara countertops, Ann Sacks hex decorative marble tile floor, sconces, tub shower, linen cabinet and walk-in closet with built-in

BEDROOM 3 (16x16)

- Cathedral ceiling with reclaimed beams
- Carpet
- Decorative light fixture
- Ensuite, private bath with extra polished Carrara countertops, Ann Sacks chevron decorative marble tile floor, sconces, tub shower, linen cabinet and walk-in closet with built-in

BEDROOM 4 (16x14)

- Carpet
- Decorative light fixture
- Ensuite, private bath with polished Arabescato Grigio marble countertops, Ann Sacks grey honed marble tile floor, sconces, walk-in shower, linen cabinet and walk-in closet

BEDROOM 5 (16x14)

- Carpet
- Decorative light fixture
- Ensuite, private bath with polished Arabescato Grigio marble countertops, Ann Sacks honed limestone tile floor, sconces, walk-in shower, linen cabinet and walk-in closet with built-in

BEDROOM 6 (17x14)

- Cathedral ceiling with reclaimed beams
- Carpet
- Decorative light fixture
- Ensuite, private bath with extra polished Carrara marble countertops, Ann Sacks penny round tile floor, sconces, walk-in shower, linen cabinet and walk-in closet with built-in

SECOND FLOOR COVERED PORCH (27x14)

- Access from Gallery adjacent to Bedrooms 4 and 5
- Reclaimed beams with Vjoint ceiling detail
- Fireplace

GAMEROOM (19x19)

- European white oak hardwood floors with hand beveled edges
- Coffered ceiling from 9ft to 10ft
- Built-in TV cabinet

CARD ROOM ADJACENT (14x9)

- Bar with Ann Sacks diamond pattern tile backsplash, St. Pierre countertops with bar seating available, undermount sink, SubZero refrigerator and SubZero icemaker
- Access to powder bath with St. Pierre countertops

UPSTAIRS UTILITY ROOM

- Ann Sacks tile floors
- Quartz countertop with stainless sink
- Ann Sacks Calacatta marble backsplash
- Electrolux washer and dryer
- Additional storage cabinet
- Access to Wrapping Room (10x8) with slats for giftwrapping accessories and cabinetry with under cabinet lighting
- Access to mechanical closet

EXTERIOR**COVERED OUTDOOR LIVING (29x15)**

- Vjoint ceiling detail
- Fireplace with TV mount wiring above
- Access to Master Bedroom, Family Room and Breakfast Room

COVERED OUTDOOR DINING (16x14)

- Vaulted ceiling with Vjoint ceiling detail
- Summer kitchen with Segreto concrete countertop with granite bar sink, Lynx Professional 36" natural gas grill with rotisserie, Perlick outdoor refrigerator and Perlick outdoor icemaker

ADDITIONAL INTERIOR AND EXTERIOR FEATURES

- 3-car garage (42x21) with 10ft ceiling
- Driveway gate
- Additional parking
- Gas lantern at front porch
- Pre-wired for landscape lighting
- Elevator closet available
- Pre-wired for speakers
- Digital thermostats with Wi-Fi capability
- HVAC system with media filters
- Generator connection available
- LED recessed can lighting
- Soft close hardware at cabinetry throughout

ALL ABOVE ITEMS SUBJECT TO CHANGE

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