

List of Amenities and Features

2240 Shakespeare St., Houston TX 7703

Inspired by a Belgian Modern aesthetic, this exquisitely designed home on a rare double lot, by architect Kelly Cusimano, interior design by Linda Eyles and crafted by Marcellus Barone of Southampton Homes is stunning.

Numerous well-placed windows bathe this home in natural light. The intentional selection of materials and beautiful garden views evoke a vibrant connection with nature.

[Link to architects photographs of home:](https://www.houzz.com/projects/2560473/shakespeare)

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Exterior

- Construction 2X6 and 2X4 as per plans.
- Parged Brick exterior – lime plaster over brick
- Stained Cedar beams over select windows
- Exposed & stained cedar 2'X8' rafter tails at roof
- Limestone window sills
- Standing Seam Metal Roof on Home and Garage
- Outside Lighting by Hubbardton Forge – handmade with blown glass globes
- Custom Front door is 3.5" thick oil rubbed Mahogany
- High-end hardware throughout
- Original garage converted to storage shed with stained wood barn doors.

Attic:

- Attic dehumidifier permanently installed for energy efficiency & comfort
- Icynene Spray Foam insulation for thermal barrier

throughout roof & crawl spaces, keeps attic cool

- Attic fully decked, offering lots of open storage space
- Fold down attic stairs in 2nd floor hall

Interior

- Custom Mahogany wood French doors with alternate set of custom wood screen doors
- All doors have installed discrete floor door stoppers
- Dimmable lighting throughout home
- Custom made Interior window wall with French doors and transom windows
- **Floors:** 5" Oiled Walnut planks throughout living areas, upstairs bedrooms and hall
- **Floors:** 23"X23" leathered Basalt stone tiles in entry hall, powder bath, kitchen, master bath and laundry room
- **Floors:** 2nd floor Hall bath is polished Seagrass Fossil Limestone
- **Walls:** Level 4 finish, next to highest finish grade available

- Modern base molding throughout
- **Windows:** Marvin Casement Insulated double pane windows hinged on the side swing outward with Metal Clad Exterior, Wood Interior. Reversible opening feature allows cleaning the exterior surface of the windows from the inside. Screens stored

Staircase: oil rubbed walnut planks, modern handcrafted iron railing with walnut wood banister

- **Window Covers:**
- Custom Roman Shades in Living Room & Front Room (Study)
- Remote Controlled window shades in stairwell
- **Baths:**
- Wall mounted Toto Toilets and Geiberit Plumbing
- Wall mounted Faucets
- Home wired for cable and ethernet

Kitchen

- Custom Cabinetry of oiled Oak, tongue and groove, soft closure
- High-end Hardware: brushed nickel
- Open oiled Oak shelving
- Honed Black granite counters, 1.25" thick slab
- Backsplash: Ann Sacks crackle subway tile 6.25"X3"
- 3 sided peninsular breakfast bar
- Eat in kitchen with room for table or built-in banquette
- Shaw Original Farmhouse Sink: white
- 2nd bar sink in kitchen: white
- Faucets brushed nickel

under stairs for most windows and extra screens in attic.

- Screens installed from the inside. Brushed nickel handles.
- High Ceilings
- Ceiling fans in most rooms – 3 blade, steel and wood
- LED recessed lighting, some directional art lighting
- Custom Venetian plaster Vent Hood
- Commercial 6 burner gas range with electric oven by KitchenAide
- Side by side stainless counter depth refrigerator
- Sharp under-counter Built-in Drawer Microwave
- Space allocated for wine cooler
- Plumbed for dishwasher if desired
- Kitchen light (brand)
- Step in pantry with 4 outlets for all kinds of uses

Living room/Dining room combination

- Venetian Plaster Fireplace with Antique Barn Beam mantel made of Elm
- Gas starter wood burning fireplace with firebox bricks
- Custom Roman Shades

Sunroom

- Wood clad ceiling
- Multiple sets of French doors with set of screen doors to patio
- Ceiling Fan
- Pocket doors

Study (Front Room)

- Pocket doors
- Custom Roman Shades

- Ceiling fan

Powder Bath

- Venetian Plaster walls with a floor to ceiling slab of Winter Cloud Marble behind sink/vanity/mirror
- Floating oil rubbed Mahogany vanity
- Carved Lava Stone Bowl Sink
- Wall mounted Toto toilet and faucets with Geiberit Plumbing
- Pocket door/transom window

Master Bedroom Suite

- Vaulted 12' ceiling
- Wooden Shutters
- Built-in Closets, ample storage
- Additional Built-in shelving/storage just outside bedroom & master bath
- Ceiling fan
- Pocket doors

Master Bath

- Basalt stone flooring with pebble stone insets
- Counters and Walls of Seagrass Fossil Limestone
- Dual sinks
- Oiled Walnut open shelving and cabinets
- Vaulted 17' shower with skylight, rain shower head and secondary adjustable shower wand
- Wetstyle Cube soaking tub
- Wall mounted Toto toilet and faucets with Geiberit Plumbing
- WC w/transom

Bedrooms 1, 2, 3

- Wooden Shutters operable from inside with magnetic attachment to wall
- Ceiling fans

- Versatile built-in closet storage

Bath

- Seagrass Fossil Limestone on Counters and flooring
- Subway tile bath surround
- Wetstyle Cube tub
- Wall mounted Toto toilet and faucets with Geiberit Plumbing

Laundry Room

- Raised washer/dryer w/storage underneath
- Utility sink
- Honed black granite counter
- Built-in cabinetry providing ample storage
- Basalt stone flooring
- Hanging bar
- Window

Garden/Grounds

- French drains and drainage installed
- Patios of hand-cut Pennsylvania Bluestone
- Large Pond installed by Nelson's Water Gardens with cement bottom, auto water fill
- Small pond in backyard with rubber liner
- Natural rock custom fountain recycles water creating the soft sounds of a babbling brook.
- **Fruiting trees, Native and Edible plants detailed on separate list

Parking

- Resident parking allowed on street anytime with visible tag or decal, City of Houston guidelines
- Daily or yearly reusable tags available for guests