

5640 DOLIVER DR.  
Home Specifications



*Iraj Taghi*  
*Custom Homes*



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PROPERTIES

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### COVERED FRONT PORCH (31'x 7')

- 4 fire burning gas lanterns
- 24"x 36" sealed Limestone flooring
- 12' high stained beadboard ceiling
- 10' wrought iron French front doors with divided glass inserts & polished chrome hardware
- Antique brick with German wash with Limestone accent trim pieces

### RECEPTION GALLERY

- Flows to the homes Great Room, Formal Dining, Formal Living, Wet Bar, stair-hall & outdoor living areas
- 24" x 24" Sealed Limestone flooring with a 5" flush marble border
- Designated art lighting
- Hand waxed Venetian plaster walls
- Intricate 8-piece ceiling ornament

### FORMAL LIVING ROOM (22'x 22')

- 3 Southern exposure windows overlooking front porch & yard
- Staggered hand waxed & sealed White Oak select hardwood floors in 12", 10" & 7" planks
- 5'x 6' custom Limestone mantle with wood burning/gas log fireplace
- Venetian plastered walls
- 8-piece ceiling molding

### FORMAL DINING ROOM (18'x 18')

- 2 Southern exposure overlooking front yard
- Oval ceiling design coffered to 14'
- Staggered hand waxed & sealed White Oak select hardwood floors in 12", 10" & 7" planks
- Access to butler's corridor & closet which flows to kitchen
- Hand waxed Venetian plastered walls

### KITCHEN (20'x 14')

- 10' x 8' Eat-in Marble Island with knee space & storage
- Quartzite countertops throughout with streambed white tile backsplash
- 48" Wolf, 6 burner gas range with griddle top and dual ovens
- Floating Wolf vent with custom hood design
- Sharp microwave undermounted in Island
- 90" side by side SubZero Refrigerator & Freezer
- Paneled ASKO dishwasher
- 30" aproned farmhouse sink with custom designed lip & polished chrome faucet with hand-held sprayer
- 24" x 24" sealed Limestone flooring
- Dual Western exposure windows atop sink
- 7'x 6' pantry located off resident entry
- 3 tiers site-built cabinetry with soft close, undermounted hinges

### BUTLER'S CORRIDOR

- Located between Kitchen & Formal Dining Room
- 7.5' x 24" serving top with 2 tiers of upper cabinetry with undermounted lighting & lower storage cabinets & drawers
- 9' storage closet with built ins under secondary stairwell
- 24" x 24" Limestone flooring
- Secondary, private stair-hall in corridor
- Western exposure window overlooking manicured resident driveway

### RESIDENT ENTRY/ MUD ROOM

- Located off rear motor-court from covered walk-path to garage
- 6' bench with 3 lower storage drawers & 3 tiers of lockers/cabinets
- 24"x 24" Sealed Limestone flooring
- Half bath with a 5' floating vanity & wall mounted framed mirror
- 9'x 2' custom built in desk with quartzite countertop & built-ins
- Western exposure window overlooking motor-court

### GREAT ROOM (32'x 19')

- 3 Northern exposure windows overlooking manicured backyard, outdoor kitchen/living & pool area
- Double French doors lead to covered outdoor kitchen & loggia
- 6'x 5' custom Limestone mantle with Heat & Glo Fireplace
- Hand waxed Venetian plastered walls
- 24"x 24" sealed Limestone floors
- Flow from entry gallery, wet bar, open to kitchen & breakfast area
- 8-piece intricate ceiling molding

### WET BAR & WINE ROOM

- 7' long Marble bar-top with accenting quartzite serving top
- Scotsman Ice maker
- SubZero beverage chiller
- Under-mounted, oval shaped, pounded brushed chrome sink
- Custom designed aluminum backsplash
- 3 tiers of floating shelves with LED lighting
- Frameless glass doors access the climate-controlled wine storage with custom designed racks
- Hand waxed Venetian plaster walls
- 24"x 24" Sealed Limestone flooring

### MAIN LEVEL BEDROOM (17'x 13')

- Hand waxed White Oak flooring in 7" planks
- Three Northern exposure windows, overlooking the pool & backyard
- 12" ceilings
- Walk in closet with metal hanging rods and site constructed cabinetry
- 24" x 12" Porcelain flooring throughout bathroom & closet
- 5' x 24' Quartzite vanity with Mosaic backsplash & floating framed mirror
- Sunken frameless glass shower with mosaic porcelain paneling to ceiling
- Kallista plumbing fixtures throughout bathroom
- DXV skirted commode

### STUDY/LIBRARY (18'x 15')

- Staggered in 12", 10" & 7" planks, hand waxed & sealed White Oak hardwoods
- Custom coffered beamed ceiling design
- Northern wall outfitted with 6 tiers of 10' long built-in with LED backlit shelving
- 2 Southern exposure windows overlooking front yard

### MAIN STAIR HALL

- 24" x 24" Sealed Limestone flooring with 5" inlaid marble border
- 22' high ceilings with oblong design for future chandelier placement
- White Oak treads and risers with ambient stair lighting
- Eastern Exposure window on main level & 2<sup>nd</sup> level landing
- Inclinator elevator to all 3 levels
- Custom designed Iron balustrade

### FORMAL POWDER BATHROOM

- 5'x 2' vanity clad in marble with semi-waterfall edge & apron
- 18" undermounted chrome sink and plumbing hardware
- Toto skirted commode
- Dual decorative sconces surrounding framed mirror
- Hand-waxed Venetian plastered walls
- Eastern exposure window overlooking side yard
- 24" x 24" Limestone floors

### MASTER SUITE (25'x 18')

- Vestibule entry through dual 3" wooden double door entry
- 7" hand waxed select White Oak hardwoods
- Cathedral high ceilings
- Northern and Eastern exposure windows overlooking backyard
- Double door with frosted glass insets to master bath



### MASTER BATHROOM (22'x 14')

- Dual separate vanities with 22" undermounted sinks
- Her wet vanity and lowered makeup vanity spans over 8' long with framed back lit built-in mirror
- His wet vanity is 7' long with framed backlit built-in mirror
- Sigma plumbing hardware throughout finished in a brushed bronze
- Rainfall shower with handheld sprayer & rest bench
- 6' elongated soaking tub between his and her sides
- His & Hers separate water closets with Toto commodes, hers with bidet
- 30" x 30" stone composite slab flooring with accenting trim borders
- Western exposure window located over therapy tub overlooking side yard
- Stone composite slab paneling on entire western walls & shower

### DUAL SEPARATE CLOSETS (14'x 14')

- Showroom track lighting with decorative lighting ornament
- 4'x 3' marble-top packing island with built-in storage
- Metal hanging rods with cedar planked paneling per dresser
- Upper tier Programme Martin Co pulldowns
- Hand waxed select White Oak hardwoods in 7" planks
- Brushed gold hardware
- Full length mirrors encased in showcase doors

### BEDROOM #2 (18'x 16')

- Located on second level off main stair-hall
- 2 Northern exposure windows overlooking pool & backyard
- 6'x 5' Walk in closet with built-ins & metal hanging rods
- 5'x 2' vanity clad in quartzite with framed mirror
- Glass enclosed walk in shower with bench & hand-held sprayer with 4'x 2' porcelain paneling
- DXV commode
- 12'x 24' Marble floors through bathroom and closet

### BEDROOM #3 (19'x 17')

- Located on second level off private resident stair-hall
- 2 Southern exposure windows overlooking front yard
- Oversized walk in closet with built-ins & metal hanging rods
- 5'x 2' vanity clad in quartzite with 3 framed mirrors & linen closet
- Glass enclosed walk in shower with bench and hand-held
- DXV commode
- 12' x 24' Marble floors through bathroom and closet

### BEDROOM #4 (18'x 16')

- Located on second level, opposite bedroom #3
- 2 Southern exposure windows overlooking front yard
- Walk in closet with built-ins and metal hanging rods
- 5'x 2' vanity with framed mirror & dual sconces
- Glass enclosed walk in shower with bench, hand held sprayer
- DXV commode
- 12' x 24' Marble floors through bathroom and closet

### BEDROOM #5 (17'x 15')

- Located off main stair-hall, opposite of game-room
- 2 Southern exposure windows overlooking front yard
- 9'x 6' Walk in closet with built-ins & metal hanging rods
- 5'x 2' vanity with framed mirrors & linen closet
- Glass enclosed walk in shower with bench and hand-held sprayer
- DXV commode
- 12' x 24' porcelain floors through bathroom and closet

### THIRD FLOOR LANDING

- Accessed through secondary stair-hall on west side of home
- 9'x 8' walk in storage closet with built-ins
- Hand waxed select White Oak hardwoods
- 3 attic access points to mechanical & AC components

### 3<sup>RD</sup> LEVEL EXTRA ROOM/BEDROOM (20'x 17')

- Elevator access point
- 8' ceiling height throughout
- Bathroom with 5'x 2' vanity clad in quartzite with framed mirror
- Glass enclosed stand up shower with bench and hand-held sprayer
- DXV commode
- 12'x 24' porcelain flooring throughout bathroom

### UTILITY ROOM

- Located centrally on second level
- Sound deadening material installed surround room
- 24"x 24" porcelain paneling on walls and floor
- Custom cabinetry with undermounted lighting & designated dry hanging rods
- 30" ELKAY aluminum sink
- Plumbed for gas & electronic appliances

### QUARTERS ATOP GARAGE

- Private entry off motor-court with access to garage
- Stair-hall with White Oak treads and painted risers
- Wet bar outfitted with sink & plumbed for future refrigerator
- Designer grade carpet with ultra- thick padding
- Designated AC/heating unit
- Full bath with glass enclosed tub/shower combo, porcelain & quartzite vanity & paneling throughout



### GARAGE

- 3 car garage with high ceilings capable of car elevators
- 34'x 9' covered walk way to main home
- Rainbird sprinkler system with Wi-Fi module, ESP.ME model
- Genie Professional Line, 2028 model central vacuum system
- Insulated metal doors clad in decorative wooden design
- High grade, high grit epoxy finish
- Storage closet under stair-hall

### EXTERIOR CONSTRUCTION

- Front elevation clad in antique brick finished in light German wash
- Authentic Masonry Stucco
- Limestone detailing and window treatments
- Copper Gutter Treatments
- All exterior doors are 10' tall with a 3-point locking system by Weather Shield
- Custom Iron Entry door with tempered glass insets
- All driveway pavers placed over 4" reinforced concrete

### ADDITIONAL INFORMATION

- Home size: 9,997 SQ. FT. (HCAD)
- Lot size: 21,390 SQ. FT. (HCAD)
- Architecture by JD Bartell Designs
- 12' ceilings
- 10' ceilings – second level
- Navien tankless water heater
- Oversized 3 car garage with high ceilings suitable for multiple car elevators
- Home is wired for full wireless automation capability, system by premiere technology company (details upon request)
- Spray foam insulation

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