

FEATURES LIST

FOR

2302 Gostick Street

GENERAL

- 4 bedroom, 4 1/2 bath home with total living area of 4,107 sf on a 9,000 sf lot per Appraisal District.
- This custom home was designed for the owners and completed in 2016 by Southland Homes of Texas and Creole Design Architects, on an oversized corner lot.
- Home/lot configuration allows for double driveway on Gostick St. (no alley use)
- Professionally landscaped by AJ's Landscaping, including irrigation and drainage systems.
- Pool by Stoneridge Pools includes pool and spa, with heater and chiller, all pool equipment by Hayward. All pool features are operated by remote control. Patio decking and coping are silver travertine.
- Entire property is fenced with combination of 8 foot wood privacy fence and black wrought iron fencing for aesthetics and privacy, including an electric gate for the double driveway.
- 2-car garage is extra wide and tall to accommodate storage. Single garage door is custom and solid cedar. Garage has a storage closet. Garage can accommodate an additional full size refrigerator or freezer. An epoxy finish has been applied to garage floor for aesthetics and ease of cleaning. A TV connection is available.
- Considerable use of authentic Old St. Louis antique brick externally and internally.
- Mosquito system by MosquitoNix installed around entire property.
- Tankless water heater.
- All windows in the house are Jeldwen clad, double hung windows.
- Remote controlled motorized retractable shade and awning provide shade and privacy for patio.
- Floors throughout home, both upstairs and downstairs, are 2 1/2" reclaimed real wood.
- There are 3 separate heating/cooling systems by Lennox to control two separate downstairs zones and one upstairs zone.
- Home is wired for cable and ethernet; all cables are run to the closet in study for management of all entertainment systems from a single location via a smartphone or iPad app. There are two separate Denon surround-sound systems, one for living area downstairs and one for upstairs media room. There are two additional speakers on the patio. TV connections are in every single room of the house including kitchen and garage (with exception of bathrooms).
- Almost all lighting through the home is LED for low energy costs and no maintenance.
- Chandeliers were purchased at Donna's Home Furnishings and are from Visual Comfort.
- House secured by hard-wired security system including three external cameras and three control pads (front door, back door, and master suite), currently managed by ADT.
- All first floor ceilings are 11 feet high with double crown moulding; all baseboards are 10".
- External lanterns are gas and electric and were supplied by Bevolo of New Orleans.

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