

3834 Del Monte Drive

Houston, Texas 77019

Situated near the Del Monte Park, this River Oaks residence was custom built by Abercrombie. A gracious foyer leads to the formal living and dining rooms. Kitchen with large island opens to family room. Covered and insect protected patio with summer kitchen overlooks cocktail pool and fountain. Master bedroom retreat on first floor has great natural light, views to patio/pool, fireplace, and luxurious master bathroom and closet. Upstairs features sizeable secondary bedrooms, laundry room, a central informal living area, a study and a nicely appointed office. Wine cellar in basement level with tasting room. Elevator goes to all floors.

Owner improvements include: expanded circular driveway with pavers, replaced four air conditioning units, security system with cameras, automatic drapes in master bedroom, driveway gate motor replaced, shower installed in bathroom by study, retractable screens for the lower outdoor porch and upstairs balcony, outdoor shower, kitchenette in upstairs suite, and water softener.

Two stories with wine cellar at basement level; 5 bedrooms, 6 full and 2 half baths, formal living, formal dining, two separate offices, game-room up, family room down; generator; built in 2006 (per HCAD); 8,306 square feet home (per HCAD); 12,006 square feet lot (per HCAD)

Foyer - 11' x 10'

- 12' Ceilings
- Custom designed arched solid alder wood front door - 8'6" x 4'
- Five-candle French quarter antique 1800 brass chandelier
- Arched classic paneled cased opening to Formal Living
- Arched opening to Elevator Vestibule
- Venetian plaster walls – Segretto finish
- Dallage Antique Opus tumbled limestone flooring
- Two 96" x 73 arched windows, 2w x 5h x 2 lite cut, low E tempered glass glazing, aluminum clad exterior
- 12" Multi-piece crown molding
- 10" Multi-piece baseboards with three electrical outlets

Elevator Vestibule / Grand Stair Case Foyer

- Six bulb custom chandelier
- Elevator access to all three floors
- Groin vaulted ceiling
- Arched in-set 'Art Niche'
- Dallage Antique Opus tumbled limestone flooring
- Dual two-candle brass wall sconces
- 10" Multi-piece baseboards with two electrical outlets

Grand Stair Case

- Custom Rock Crystal chandelier with 'teardrop' crystal pendulogues
- Stairs to 2nd Floor: 12" long length, variable width conjoined slat walnut treads with 1.5" square bullnose edge with matching walnut wall stringers and limestone slab risers
- Stairs to Basement: 12" x 1.5" limestone slab treads and limestone slab risers
- Custom wrought iron handrails by Patina Metals
- Venetian plaster walls – Segretto finish
- Basement stair landing with Dallage Antique Opus tumbled limestone flooring and a two-candle brass wall sconce
- 4" Long length beveled walnut flooring on 2nd floor stair landing
- One 108" x 31" window, 2w x 3h lite cut, low E tempered glass glazing, aluminum clad exterior
- One 108" x 49" window, 1w x 3h lite cut, low E tempered glass glazing, aluminum clad exterior
- 10" Multi-piece baseboards with two electrical outlets on second floor landing
- Recessed lighting

Formal Living - 25' x 14'

- 11' Ceilings
- Wood and gas burning Jan De Luz fireplace with Louis XV style limestone mantle, marble hearth, custom wrought iron grate and tempered glass covering
- Custom built-in arched top display cabinet with six adjustable shelves
- 12" Arched classic paneled cased opening to Foyer with 10" shoe mold
- 20" Arched classic paneled cased opening to Formal Dining
- Two ceiling speakers
- 6" Long length mill run walnut with light to medium hand bevel for aged texture
- 96" x 61" operable arched double door to east patio; 2w x 5h x 2 lite cut, open out, arch top, Spring-line, tempered low E glass glazing, aluminum clad exterior
- One 97" x 96" window, 3w x 7h x 2 lite cut, low E tempered glass glazing, aluminum clad exterior
- Two 96" x 37" windows, 2w x 5h lite cut, low E tempered glass glazing, aluminum clad exterior
- 12" Multi-piece Crown Molding

- 10" Multi-piece baseboards with five electrical outlets and one central vacuum outlet
- Recessed lighting

Formal Dining - 19' x 13'

- 12' Ceilings
- 12-Candle hanging wrought iron chandelier
- Two custom built-in arched top display cabinets with four adjustable shelves, LED lighting, and double door storage cabinets below; one cabinet is felt lined
- 20" Arched classic paneled cased opening to Formal Living
- 20" Arched classic paneled cased opening to Grand Stairwell Foyer with 18" shoe molding
- 8' Arched solid alder wood slim width double doors to Kitchen
- 17.5" Deep paneled arched art/buffet table niche with dual two-candle wall sconces
- Four ceiling speakers
- 6" Long length mill run walnut with light to medium hand bevel for aged texture
- 96" x 72" x 1-3/4" Sipo Mahogany operable double French door to covered first floor terrace; 2w x 5h x 2, open out, arch top, 1/2" low E IG tempered glass
- 10" Multi-piece crown molding
- 10" Multi-piece baseboards with 6 electrical outlets
- Recessed lighting

Kitchen - 27' x 14'

- 12' Ceilings
- Two built in adjustable shelf towers with 6 shelves each
- Miele dishwasher with cabinet façade
- Under counter Sub-Zero wine mini fridge
- Two Dacor warming drawers
- Dacor 6-burner gas cooktop
- Dacor vent hood in custom wood and Segretto finished Venetian Plaster housing
- Wolf dual oven
- Sharp microwave
- Sub-Zero side by side fridge and freezer combo
- Steel blue granite counter tops
- Stove/Oven/Fridge areas - Brick subway tile backsplash
- Cast iron Napoleon style fire-back mounted into backsplash above stove top
- Under cabinet lighting
- 12-Candle wrought iron chandelier
- Recessed lighting
- Two ceiling speakers
- Four 12" x 7" reclaimed wood crossbeams on ceiling
- Venetian plaster walls – Segretto finish
- 10" Baseboards with built in central vacuum outlet
- Dallage Antique Opus tumbled limestone flooring
- 96" x 38" Single door to west patio; 2w x 5h lite cut, tempered low E glass glazing, aluminum clad exterior with transom
- Two 38" x 18" custom roto ceiling height exhaust windows, 2w x 1h lite cut, low E glass glazing, aluminum clad exterior with sentry motor kit
- 8' Arched solid alder wood slim width double doors to Formal Dining
- 9' Arched opening to staircase landing
- 8' Arched opening to Pantry
- Brick arched opening to Family Room/Breakfast area
- Swing arm handle style pot filler – satin nickel

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Kitchen - Stove Counter

- One under-counter silverware drawer with soft close slides
- Two under-counter utility drawers with soft close slides
- One under-counter drawer with trash can cutout and built-in Fellowes paper shredder with soft close slides
- One under-counter pot and pan drawer under stove top measuring 45" W x 20" D x 9" H with soft close slides
- Three under counter cabinets with two open face pull out drawers
- Three overhead cabinets with adjustable shelving; one with a door mounted spice rack
- One overhead double door cabinet with arched single pane beveled glass fronts, four adjustable shelves, and soft close hinges

Kitchen - Sink Counter

- Main Sink - Two offset bowl sink – stainless steel
- Main Sink - Single lever single hole faucet with side spray – satin nickel
- Main Sink - Hot water dispenser – satin nickel
- Main Sink - Tap water dispenser with Culligan filter system
- Blue granite counter tops with 4" blue granite backsplash and two electrical outlets
- One under counter cabinet housing water filter system for sink and Insinkerator Evolution Pro garbage disposal
- One under counter cabinet with four adjustable shelves

Kitchen – Island 8' x 3'5"

- Two under-counter utensil drawers with soft close slides
- One drawer with built in knife block and with soft close slides
- Six under-counter utility drawers with soft close slides
- Two under-counter 12" deep pot and pan drawers with soft close slides
- One under sink cabinet housing garbage disposal
- Vegetable Sink - Round under-counter mount hand hammered sink – satin nickel
- Vegetable Sink - Single hole single lever faucet – satin nickel

Kitchen – Double Oven Cabinetry

- One under-counter utility drawer with soft close slides
- One under-counter 8" deep pot and pan drawer with soft close slides
- One under-counter soft close cabinet with two open face pull out drawers
- One overhead utility cabinet
- One overhead cabinet with up to six baking sheet storage slots

Kitchen - Fridge Cabinetry

- One under-counter utility drawer
- One under-counter soft close cabinet with two open face pull out drawers
- One overhead cabinet with four adjustable shelves

Pantry

- 8' Arched entry from Kitchen
- Central display cabinet with single pane arched beveled glass front doors and 5 adjustable shelves with soft close doors.
- Three under-counter central drawers with soft close slides
- Two under-counter shelves on either side central cabinet
- Three overhead shelves on either side of central cabinet
- Controls for electric Kitchen exhaust windows
- Dallage Antique Opus tumbled limestone flooring
- 10" Multi-piece baseboards
- Recessed lighting

Mud Room

- 12' Ceilings
- Entrance to/from garage
- Coat closet with two overhead shelves and garment hanging rod
- Utility closet with two overhead shelves
- Arched art nook with recessed display light
- Dallage Antique Opus tumbled limestone flooring
- 10" Multi-piece baseboards with outlet in art nook
- 12" Multi-piece crown molding
- Recessed lighting

Mud Room – Half Bath

- 10' Ceiling
- Dual two-candle wall sconces
- Marble counter and backsplash
- Custom Antique vanity chest with marble counter and backsplash, two pull out operable drawers, and antique hardware
- Toto 1.6-gallon toilet
- Polished nickel toilet paper holder
- Drop down porcelain sink with gold engravings and polished gold ornate metal faucet and levers
- Framed wall mounted mirror
- Dallage Antique Opus tumbled limestone flooring
- 10" Multi-piece baseboards
- 12" Multi piece crown molding
- Recessed lighting

Family Room - 32' x 18'

- 12' ceilings

- Two single candle brass sconces with leaf facia
- 85" X 65" Custom carved wooden fireplace and mantel – gas log and wood
- Custom built-in Segretto finished display cabinet with eight adjustable shelves, two under counter cabinets with 2 extra deep pull out drawers, and two built in electrical outlets
- Brick arched opening to Kitchen
- Arched opening to Wet Bar
- Arched opening Master Suite, Half Bath and Back Stair Case
- Dedicated breakfast table area
- Floor mounted outlet with brass cover plate
- Wall mounted electrical and cable outlet installed over mantle
- Six 12" x 7" solid reclaimed wood crossbeams
- Venetian plaster walls – Segretto finish
- 7", 9" and 11" long length oak flooring
- One 96" x 72" x 1-3/4" Sipo Mahogany operable double French door to covered first floor west terrace; 2w x 5h x 4 w, open out, ½" low E IG tempered glass with two 96" x 36" x 13/4" sip mahogany side lites and a 12 lite cut transom 12" x 6" rectangular 5h x 2w lite cut fixed ½" low E IG tempered glass
- One 96" x 72" x 1-3/4" Sipo Mahogany operable double French door to covered first floor east terrace; 2w x 5h x 4 w, open out, ½" low E IG tempered glass with four 96" x 36" x 13/4" sip mahogany side lites and a 12 lite cut transom 18" x 6" rectangular 2 lite cut fixed ½" low E IG tempered glass
- One wall speaker and five ceiling speakers
- 10" Multi-piece baseboards with seven electrical and one central vacuum outlet
- Recessed lighting

Breakfast Area - 9' x 9' Approximately

- 12' ceiling
- Six-candle custom metal chandelier over breakfast area
- 7", 9" and 11" long length oak flooring
- One 88" x 71" bay window with bench seating, 4w x 4h lite cut (middle), two 2w x 4h lite cut (sides), low E tempered glass glazing, aluminum clad exterior
- Recessed lighting

Wet Bar - 7' x 3'

- Overhead lighted cabinet with beveled glass face and three adjustable glass shelves with under-mount lighting
- Two shallow pull out soft close utility drawers
- Two deep pull out soft close utility drawers
- Pull down sponge drawer
- Blue granite counter and backsplash
- Under-counter Sub-Zero mini fridge
- Under-counter Kitchen-Aide ice maker
- Solid dark hammered bronze round bar sink with single lever faucet in English bronze
- Wall mounted iPad
- Two electrical outlets mounted in backsplash; one in serving area and one GFCI protected in wet area
- 7", 9" and 11" long length oak flooring
- Arched opening to Family Room
- Arched serving window to Family Room with raised granite counter space
- One 4'11" x 2'3" x 1 ¾" Sipo mahogany operable serving window 4H x 2W lite cut, open out ½ door E IG tempered glass with 27" x 17" single lite transom
- 6" Multi-piece walnut stained crown molding
- 10" Multi-piece baseboards
- Recessed lighting

Wine Grotto 'Foyer'

- Two ceiling mounted Murano glass light fixtures
- Dual 2-candle "bow and arrow" brass wall sconces
- Storage closet under stairs to access elevator mechanism with two panel solid Slder wood door
- Arched opening to Elevator Vestibule with groin vaulted ceiling, and 6-candle custom wall sconce
- Barrel vaulted ceiling
- Venetian plaster walls
- Hexagonal Saltillo terra cotta flooring imported from France
- Arched, solid alder wood door with single arched glass pane access to Wine Grotto
- Two wall mounted Polk Audio speakers

Wine Grotto

- Dual hand carved custom single candle wood sconces
- Directional display art lighting
- Twenty-four Open-faced pull-out drawers - each is designed to hold a whole case of wine
- Sixty-two cubby shelves for wine bottles of varying size
- Metal rack shelving for approximately 144 bottles of wine
- Fourteen adjustable variable size shelves
- Recessed art nook with art lighting
- Barrel vaulted solid brick ceiling
- Hexagonal Saltillo terra cotta flooring imported from France

Master Suite - 25' x 14'

- 11' Coffered ceilings
- Eight-candle custom chandelier
- Gas log Antique white marble fireplace set in white marble surround with white marble hearth and custom iron grate covering
- Built-in arched shelf tower with seven adjustable shelves
- Auto/remote blackout shades on all windows and doors
- AMX touchscreen smart home controls
- Two panel solid alder wood arched door to Gallery
- Two panel solid Aader wood arched door to Master Bath
- 96' x 73' operable double door to west patio; 2w x 5 h x 2 lite cut, open out, arch top, Spring-line, tempered low E glass glazing, aluminum clad exterior
- One 96" x 73" windows, 2w x 5h x 2 lite cut arch top, low E tempered glass glazing, aluminum clad exterior
- One 96" x 37" windows, 2w x 5h lite cut arch top, low E tempered glass glazing, aluminum clad exterior
- Two 60" x 25" windows, 2w x 4h lite cut, low E glass glazing, aluminum clad exterior
- Two ceiling speakers
- 10" Multi piece crown molding
- 10" Multi piece baseboards with nine electrical, one central vacuum, and two Ethernet/phone outlets
- Three overhead recessed reading lights
- Recessed lighting

Master Bedroom Bath - 17' x 16'

- 11' Ceilings
- Optional coffee bar with marble counter top and 4" backsplash, an under counter mini fridge with freezer drawer, and two overhead double door cabinets with four adjustable shelves and under mount lighting
- Under-counter clothes hamper
- Venetian plaster walls – Segretto finish
- 18" Diagonally set heated marble floors with 3" marble insets
- Two panel solid alder wood arched door to Master Bedroom
- Two panel solid alder wood sliding pocket doors to Tub/Shower and Water closet
- Two panel solid alder wood slim width doors to Master Closet
- 10" Multi-piece baseboards with central vacuum outlet
- 12" Multi-piece crown molding
- Recessed lighting

His Vanity

- Set in 9' arched alcove with recessed lighting
- Two polished silver two-candle wall sconces with tarnish resistant coating
- Custom built vanity with two 6" and four 12" soft close drawers
- Under sink double door cabinet with open face pull out drawer
- Raised height green marble counter top with 4" backsplash
- Medicine cabinet with double sided, heated and beveled mirrored door, three adjustable glass shelves and two GFCI protected outlets
- White Santosa under-mount lavatory basin sink with single hole single lever faucet in polished nickel
- Wall mounted adjustable magnifying mirror with backlighting
- Two electrical outlets mounted in backsplash; one is GFCI protected
- Polished nickel towel ring and towel bar
- Framed wall mounted mirror
- Toe kick with LED lighting under cabinet

Her Vanity

- Set in 9' arched alcove with recessed lighting
- Two polished silver two-candle wall sconces with tarnish resistant coating
- Custom built in vanity with six 6" soft close drawers
- Under sink double door cabinet with open face pull out drawer
- Makeup counter space with knee space cut out
- Marble counter top with 4" backsplash
- Two wall mounted medicine cabinets with double sided beveled mirrored doors and three adjustable glass shelves in each
- White Belle Terra Grande porcelain drop sink with Trevisio widespread faucet in polished nickel with crystal levers
- Framed wall mounted mirror
- Toe kick with LED lighting under cabinet
- Three electrical outlets mounted in backsplash; one is GFCI protected

Master Bath – Tub/Shower Area

- Twelve candle custom ceiling mounted light fixture
- Jason Signature Series Combo Air Whirlpool tub set in marble surround and backsplash with Trevis Roman hand shower with crystal levers in polished nickel
- 68" x 44" Seamless glass shower with marble surround, Roma steam function, marble 16" deep bench seat with drain and four corner shampoo shelves, multiple showerhead sprayers including overhead rain shower
- Shower volume control trim – polished nickel
- Aktiva showerhead with arm – polished nickel
- Two Thermostatic shower valve trims with metal lever – polished nickel

- Shower volume control trim – polished nickel
- Ceiling shower arm – polished nickel
- 12" Ceiling showerhead – polished nickel
- Unica'a 36" shower rail without hose – polished nickel
- Aktiva hand shower – polished nickel
- Roma steam unit for up to 700 cubic feet – polished nickel
- Digital command control for steam shower – polished nickel
- Groin vaulted ceiling
- 18" Diagonally set heated marble floors with 3" marble insets
- 95" x 73" Arched window above jetted tub, 2w x 4h x 2 lite cut, low E glass glazing, aluminum clad exterior with custom fitted wood shutters
- Two wall mounted speakers

Master Bath - Water Closet

- Overhead double door cabinet with three adjustable shelves
- Toto 1.6 gallon toilet with wall mounted handrail
- Toto bidet
- Polished nickel paper holder and towel bar
- Controls for heated floor feature – heating feature operates entire bathroom floor
- 18" Diagonally set marble floors with 3" green marble insets
- 32" x 25" water closet window, 2w x 3h lite cut, low E glass glazing, aluminum clad exterior with custom fitted wood shutters

Master Bedroom Walk-in Closet - 24' x 8'

- 11' Ceilings
- Programme Martin Designed Custom Closet
- Six adjustable garment racks
- Six fixed garment racks
- Shelf cabinet with five adjustable shelves and clear doors fronts
- Built-in shoe storage tower with twelve adjustable shelves
- Shelf tower with seven adjustable shelves and rack for 6 belts
- Two pull-out packing shelves
- Four overhead shelves
- Thirteen overhead open-face storage cabinets
- Nine drop down wardrobe lifts
- 5" and 10" deep-line drawers with divider
- Two 22" pull out tie racks
- Six pull out garment rods
- Suitcase storage space under stairs with fluorescent lighting
- Three slim height pull out shelves with clear plastic fronts
- Two pull out tie racks with 36 hooks each
- Sixteen drawers with built-in dividers and clear plastic fronts with nickel and gold finished trim
- Two wall mounted belt racks with five hooks
- Eight wall mounted electrical outlets
- Carpet floor
- Two panel solid Alder wood slim width doors to Master Bathroom
- 25" x 23" window, 2w x 2h lite cut, low E glass glazing, aluminum clad exterior with custom fitted wood shutters
- 6" Baseboards
- Two fluorescent light fixtures with frosted covers

Master Bedroom – Computer Nook

- Marble computer counter with knee space and two electrical cord cut-outs
- Nine 10" deep and seven 5" deep shelves
- Two built-in storage "towers," each with black granite countertops and six adjustable shelves
- Four 8" deep soft close drawers
- Two 8" counter height storage supply cabinets
- One 11" deep soft close drawer
- One 24" x 12" legal size file cabinet
- Two under counter outlets, one phone/Ethernet outlet and one cable outlet
- Dallage Antique Opus tumbled limestone flooring
- Two panel solid Alder wood sliding pocket doors
- 8" Multi-piece baseboard
- 4" Crown molding
- Recessed lighting

Half Bath – First Floor (next to Master)

- Matching pair of hand carved custom two-candle wall sconces
- Custom wooden Segretto finished vanity chest with double door under sink cabinet
- Marble counter and 4" backsplash
- Oval drop copper bowl sink with Texas star design in patina finish with Newport Brass "Fairfield" widespread faucet and levers in Oil rubbed bronze
- Wood framed wall mounted mirror
- Toto 1.6 gallon toilet
- Dallage Antique Opus tumbled limestone flooring
- 10" Multi-piece baseboards with central vacuum outlet
- 12" Multi-piece crown molding
- Recessed lighting

SECOND FLOOR

Sitting/Game Room - 25' x 15'

- 12' Coffered ceiling with 1' drop
- Two 4 candle hanging iron chandeliers with tear drop ornaments
- Oversized media center with 47" TV cutout, four soft-close double-door beveled glass-faced lighted display cabinets with three glass shelves each, black granite counter tops, four under counter double door cabinets with two open face pull out drawers in each and six under-counter soft close drawers
- Arched cased opening to Second Floor Landing with 8" shoe mold
- Arched opening to Upstairs Gallery
- Three 8" x 4" reclaimed wood beams
- 4" Long length mill run walnut with light to medium hand bevel for aged texture
- Two panel painted wood door to Bedroom #4
- Two panel painted wood door to Guest Suite/Bedroom #5
- 84" x 72" x 1 3/4" Sipo Mahogany operable double door to covered second floor terrace; 2w x 4h x 2 lite cut, open out, 1/2" low E IG tempered glass
- Five ceiling speakers
- 5" Multi-piece crown molding
- 7" Multi-piece baseboards with five electrical outlets
- Recessed lighting

Vestibule to Library

- Custom six candle iron chandelier
- Arched opening to 2nd Floor Landing
- Groin vaulted ceiling
- Venetian plaster walls - Segretto finish
- 4" Beveled custom walnut flooring
- 7" Multi-piece baseboards

Library – 11' x 8'

- 11' Ceilings
- Five-candle custom wood chandelier
- Dual two-candle brass sconces with fabric shades
- Seven variable sized alder wood adjustable shelf towers with variable widths; five with seven shelves and two with eight shelves
- Arched wall cutout to stairwell
- Alder wood paneling on walls
- Alder wood paneled cased opening to Library Vestibule
- 4" Long length mill run walnut with light to medium hand bevel for aged texture
- Two panel solid Alder wood door to electronics closet
- Two panel solid Alder wood door to Office I
- 8" Multi-piece baseboards with four outlets
- Recessed lighting

Main Office I - 26' x 16'

- 11' Ceilings
- Built-in desk with solid slab granite counter top, two large file drawers, two shallow drawers with extra tall fronts concealing two additional hidden drawers, a pull-out keyboard drawer and knee space for desk chair
- Two matching built-in book shelves with adjustable shelves and double door under counter cabinets each with two pull out open-face drawers
- Access to private covered balcony
- 4" Long length mill run walnut with light to medium hand bevel for aged texture
- Two 86" x 73" operable double doors to private patio; 2w x 4h x 2 lite cut, open out, arch top, Spring-line, tempered low E glass glazing, aluminum clad exterior
- One 86" x 61" operable double door to private balcony; 2w x 4h x 2 lite cut, open out, arch top, Spring-line, tempered low E glass glazing, aluminum clad exterior
- Two 47" x 25" windows, 2w x 3h lite cut, low E glass glazing, aluminum clad exterior with custom wood shutters
- Two ceiling speakers
- 8" Multi-piece crown molding
- 8" Multi-piece baseboards with nine electrical outlets and one central vacuum outlet
- Recessed lighting

Main Office I - Balconies

- East facing - 20'6" x 6'4" covered balcony with arched fur down, 16" Stone tile floor, and 36" tall wrought iron railing by Patina Metals
- South facing – 31.5'x 11'2 Juliet balcony with metal grate flooring

Main Office - Private Bath

- 11' Ceilings
- Dual two-candle vanity sconces
- Custom vanity set in arched alcove with six drawers and one under sink cabinet
- Marble counter and backsplash with one GFCI protected electrical outlet
- Seamless frosted glass door to shower with three glass shelves

- Walk in shower with raised mosaic marble tile floor, wall mounted shower head with separate hand sprayer, bench seat, 2 shampoo cutouts, tumbled tile floor to ceiling (and ceiling) surround, and ramp entrance with ample space inside shower
- Brass towel bar
- Dallage Antique Opus tumbled limestone flooring
- 35" x 25" window, 2w x 3h lite cut, low E glass glazing, aluminum clad exterior with custom fitted wood shutters
- 6" Multi-piece crown molding
- 6" Multi-piece baseboards
- Recessed lighting

Vestibule to Secondary Office:

- Custom six candle iron chandelier
- Ceiling mounted art light
- Elevator access
- Arched opening to 2nd Floor Landing
- Groin vaulted ceiling
- Venetian plaster walls
- 4" Beveled custom walnut flooring
- Two panel painted wood door to Office II
- 7" Multi-piece baseboards

Secondary Office - 15' x 10'

- 10' Pitched ceiling with two 8" x 4" reclaimed wood beams
- Wall to wall built in storage center with two under-counter drawers, two double-door under counter cabinets, one oversized central cabinet with three adjustable shelves, and two open faced bookshelves with three adjustable shelves each (located on either side of central cabinet)
- South facing balcony – 31'5" x 11'2" Juliet balcony with metal grate flooring
- Two arched storage nooks with two adjustable shelves and one cabinet each on either side of Juliet balcony double doors
- 4" Long length mill run walnut with light to medium hand bevel for aged texture
- 86" x 49" operable double doors to private balcony; 2w x 4h x 2 lite cut, special size, open out, arch top, standard radius, tempered low E glass glazing, aluminum clad exterior
- Two 47" x 25" windows, 2w x 3 h x 2 lite cut, low E glass glazing, aluminum clad exterior with custom fitted wood shutters
- Two ceiling speakers
- 7" Baseboards with five electrical, one central vacuum, and two cable/phone outlets
- Recessed lighting
- Ceiling fan

Bedroom #2 - 20' x 18'

- 10' Ceilings
- Private thermostat and temperature control
- Carpet flooring
- 84" x 32' x 1 3/4" Sipo Mahogany single door to private balcony overlooking pool; 2w x 4h lite cut, open out, 1/2" low E IG tempered glass
- Two 73" x 59" windows, 2w x 4h x 2 lite cut, low E glass glazing, aluminum clad exterior with custom fitted wood shutters
- Two ceiling speakers
- 5" Multi-piece crown molding
- 7" Multi-piece baseboards with ten electrical, one central vacuum, and one phone/cable outlets
- Recessed lighting
- Ceiling fan with four candle lighting

Bedroom #2 - Kitchenette

- Marble counter top
- 2" Hexagonal marble tile backsplash
- Under-mount stainless steel sink with single hole single lever stainless steel faucet with built in sprayer
- Summit two burner electric stove
- Whirlpool slim height microwave
- Frigidaire under counter mini fridge
- Under sink utility cabinet
- Under-counter cabinet with three pull out drawers
- Overhead double-door cabinet with one fixed shelf
- Overhead double-door utility cabinet
- Under cabinet lighting

Bedroom #2 - Private Bath - 11' x 7'

- 10' Ceilings
- Dual two-candle vanity sconces
- Six under-counter soft close drawers with polished nickel hardware
- One double door under sink cabinet with polished nickel hardware
- Marble counter top with 4" backsplash with one GFCI protected electrical outlet
- White Antigua Grande under-counter sink with polished nickel Widespread tango lever handles
- Tub/shower combo set into arched alcove with diagonally set tub to ceiling 12" marble tile surround and a raised 9" marble slab shampoo shelf that runs the length of the tub

Bedroom #2 - Private Bath (cont'd)

- Toto 1.6 gallon toilet
- Polished nickel toilet paper holder
- 30" Polished nickel tower bar
- Polished nickel hand tower ring
- 72" x 36" soaker tub end drain – white
- Thermobalance II trim lever handle – polished nickel
- Shower arm – polished nickel
- Aktiva showerhead – polished nickel
- Solid brass colonial style tub spout – polished nickel
- 12" Diagonally set marble floors
- 35" x 25" windows, 2w x 3h lite cut, low E glass glazing, aluminum clad exterior with custom fitted wood shutters
- 5" Multi-piece crown molding
- 7" Multi-piece baseboards
- Recessed lighting

Bedroom 2 - Closet:

- Six hanging racks; one adjustable height and two are fixed at dress height
- Two 5" deep-line drawers with clear fronts and dividers
- Two 10" deep-line drawers with clear fronts and dividers
- Five overhead shelves
- Carpet flooring
- 6" Multi-piece baseboards
- Fluorescent light fixture with frosted cover

Bedroom #3 - 17' x 13'

- 10' Ceilings
- Carpet flooring
- Two 59" x 33" windows, 2w x 4h lite cut, low E glass glazing, aluminum clad exterior with custom fitted wood shutters
- 5" Multi-piece crown molding
- 7" Multi-piece baseboards with seven electrical, one central vacuum, and two phone/cable outlets
- Recessed lighting
- Ceiling fan with four candle lighting

Bedroom #3 - Private Bath – 10' x 6'

- 10" Ceilings
- Dual single candle aged nickel vanity sconces
- Six soft-close under-counter drawers
- One double door under sink cabinet
- Marble counter tops with 4" backsplash with 1 GFCI protected electrical outlet
- White Antigua Grande under-counter sink with polished nickel Widespread tango lever handles
- Tub/shower combo set into arched alcove with diagonally set tub to ceiling 12" marble tile surround and a raised 6" marble slab shampoo shelf that runs the length of the tub
- Toto 1.6 gallon toilet
- Satin nickel toilet paper holder
- 18" Satin nickel hand towel bar
- 30" Satin nickel bath towel bar
- 72" x 36" soaker tub end drain – white
- Thermobalance II trim lever handle – polished nickel
- Shower arm – polished nickel
- Speakman Anystream showerhead – polished nickel
- Solid brass colonial style tub spout – polished nickel
- 12" Diagonally set marble floors
- 35" x 25" windows, 2w x 3h lite cut, low E glass glazing, aluminum clad exterior with custom fitted wood shutters
- 5" Multi-piece crown molding
- 7" Multi-piece baseboards
- Recessed lighting

Bedroom 3 - Closet:

- Four hanging racks; one is adjustable and one is fixed at dress height
- Two 5" deep-line drawers with clear fronts and dividers
- Two 10" deep-line drawers with clear fronts and dividers
- Four overhead shelf spaces
- Carpet flooring
- 6" Multi-piece baseboards
- Fluorescent light fixture with frosted cover

Bedroom #4 - 19' x 13'

- 10' Ceilings
- Carpet flooring
- 59" x 49" window, 1w x 4h x 2 lite cut, low E glass glazing, aluminum clad exterior with custom fitted wood shutters
- 5" Multi-piece crown molding
- 7" Multi-piece baseboards with seven electrical, one central vacuum and three phone/cable outlets
- Recessed lighting
- Ceiling fan with four candle lighting

Bedroom #4 - Private Bath – 12' x 9'

- 10' Ceilings

- Dual single candle aged finish vanity sconces on either side of sinks; four sconces total
- Vanity divided by single door linen cabinet with two adjustable shelves
- Six under-counter soft close drawers
- Two double-door under sink cabinets with one open face pull out drawer each
- Marble counter tops with 4" backsplash with two electrical outlets; one is GFCI protected
- Dual sink vanity with two White Antigua Grande under-counter sinks with polished nickel faucets and Widespread tango lever handles
- Tub/shower combo set into arched alcove with diagonally set tub to ceiling 12" marble tile surround and a raised 6" marble slab shampoo shelf that runs the length of the tub
- Toto 1.6 gallon toilet
- Polished nickel toilet paper holder
- 30" polished nickel bath towel bar
- Two polished nickel hand towel rings
- 72" x 36" soaker tub end drain – white
- Thermobalance II trim lever handle – polished nickel
- Shower arm – polished nickel
- Speakman Anystream Showerhead – polished nickel
- Solid brass colonial style tub spout – polished nickel
- 12" Diagonally set marble floors
- 35" x 25" windows, 2w x 3h lite cut, low E glass glazing, aluminum clad exterior with custom fitted wood shutters
- 5" Multi-piece crown molding
- 7" Multi-piece baseboards
- Recessed lighting

Bedroom 4 Closet:

- Four hanging racks; one is adjustable and one is fixed at dress height
- Two 5" deep-line drawers with clear fronts and dividers
- Two 10" deep-line drawers with clear fronts and dividers
- Four overhead shelf spaces
- Carpet floor
- 6" Baseboards
- Fluorescent light fixture with frosted cover

Guest Suite/Bedroom #5 - 15' x 15'

- 10' Ceilings
- Eight-candle iron chandelier
- Private thermostat and temperature control
- Carpet flooring
- 86' x 61' double door to private Juliet balcony overlooking pool; 2w x 4h x 2 lite cut, tempered low E glass glazing, aluminum clad exterior
- 5" Multi-piece crown molding
- 7" Multi-piece baseboards with five electrical, one central vacuum, and two phone/cable outlets
- Recessed lighting

Guest Suite/Bedroom #5 - Private Bath - 9' x 8'

- 10' Ceilings
- Dual two-candle vanity sconces
- Six under-counter soft close drawers
- One under sink cabinet
- Overhead linen cabinet with adjustable shelving
- Marble counter and backsplash with two electrical outlets; one is GFCI protected
- White Antigua Grande under-counter sink with polished nickel Widespread tango lever handles
- Tub/shower combo set into arched alcove with diagonally set tub to ceiling 12" marble tile surround and a raised 6" marble slab shampoo shelf that runs the length of the tub
- Toto 1.6 gallon toilet
- Satin nickel toilet paper holder
- 30" Satin nickel bath towel bar
- 18" Satin nickel hand towel bar
- 72" x 36" soaker tub end drain – white
- Thermobalance II trim lever handle – polished nickel
- Shower arm – polished nickel
- Speakman Anystream showerhead – polished nickel
- Solid brass colonial style tub spout – polished nickel
- 12" Diagonally set marble floors
- 5" Multi-piece crown molding
- 7" Multi-piece baseboards
- Recessed lighting

Guest Suite/Bedroom #5 Closet

- Four hanging racks; one is adjustable height and one is fixed at dress height
- Two 5" deep line drawers with clear front and dividers
- Two 10" deep line drawers with clear front and dividers
- Four overhead shelf spaces
- Carpet flooring
- 6" Multi-piece baseboards
- Fluorescent light fixture with frosted shade

Gallery Second Floor – 28' x 3'

- Dual two-candle sconces
- Arched opening to Sitting Room
- Two panel painted wood door to Bedroom #3
- Arched opening to Rear Stair Landing
- Three 8" x 4" reclaimed wood crossbeams on ceiling
- 4" Long length mill run walnut with light to medium hand bevel for aged texture
- Three 84" x 72" x 1 3/4" Sipo Mahogany French door to covered second floor terrace; 2w x 4h x 6 lite cut, open out, arch top, 1/2" low E IG tempered glass (2-fixed) / (2-operable)
- 35" x 57" Sipo mahogany window; 4H x 2W lite cute crank function, open out low E IG glass glazing
- 7" Multi-piece baseboards with four electrical outlets
- Recessed lighting

Laundry – 15' x 4'

- 8' Ceilings
- Four above counter cabinets with two adjustable shelves each and under-mount lighting
- Two oversized double-door cabinets; one cabinet contains Master Bath steam shower equipment and the other has two adjustable shelves
- Four single-door under counter cabinets; two with two pull out drawers and two with one adjustable shelf each
- Four under counter drawers with soft close slides
- One oversized custom cabinet with four small adjustable shelves and broom storage closet
- Miele washer and dryer in cutout with two double door storage cabinets above with two adjustable shelves each
- Marble folding counter with 4" marble backsplash
- Shaw's original fireclay apron sink with stainless steel Allegro faucet with pull-out sprayer and marble counter top with backsplash and open-faced cabinet below
- Brushed steel towel bar
- 12" Tile floors
- 39" x 33" window, 2w x 3h lite cut, low E glass glazing, aluminum clad exterior with custom fitted wood shutters
- 5" Multi-piece crown molding
- 4" Tile baseboards
- Two fluorescent light fixtures with frosted shades

Laundry Walk in Closet - 15' x 4'

- Four dress height hanging racks with four overhead open face cabinets
- Built in shelf wall with four columns of shelving; each column with six marginally adjustable shelves
- Eaton Cutler Hammer electrical panel
- Carpet flooring
- 8" Multi-piece baseboards
- Two fluorescent light fixtures with frosted shades

Rear Stair Case

- Dual custom six-candle wall sconces
- Custom wrought iron handrails by Patina Metals
- 12" Solid wood treads
- 4" Long length beveled walnut floors at 2nd floor stair landing
- 71" x 37" window, 2w x 4h lite cut, low E glass glazing, aluminum clad exterior
- 5" Multi-piece crown molding
- Recessed lighting

Attic – 59' x 8'

- 6' 8" Vaulted ceiling
- Partially dry-walled for storage
- Semi-climate controlled
- Partially floored and carpeted
- Three fluorescent light fixtures with frosted shades

Cedar Closet (In Attic) - 9' x 8'

- 7'4" Vaulted ceiling
- Three dress height hanging racks
- Three additional hanging racks
- Carpet flooring
- Studio track lighting

Covered Patio (First Floor) - 20' x 13'

- 12' Ceilings
- Four-candle iron chandelier
- Single candle wall sconce
- Option wood or gas-log fireplace set in brick surround with limestone hearth and wrought iron grate
- Limestone shelf above fireplace for TV mounting area with nearby wall mounted electrical outlet and cable hookup
- ComfortStar AC wall mounted unit
- Retractable 'floor to ceiling' screen for insect protection
- 20" Limestone cased archway to pool area
- Shiplap ceiling
- Four 12" x 7" reclaimed wood crossbeams

- 12" Tile floor with 24" x 12" slate tile border
- 4" Mahogany crown molding
- Recessed lighting
- Two ceiling fans

Covered Terrace (Second Floor) - 20' x 13'

- 10' Ceilings
- Two Bevelo electric lanterns
- Access from 2nd floor gallery, sitting/game room, and Bedroom 2
- Retractable screen closes off whole patio
- Wrought iron handrail with two floor-to-ceiling columns by Patina Metals
- Shiplap ceiling
- 18" Limestone tile floors
- Two ceiling speakers
- 4" Mahogany crown molding
- Recessed lighting
- Two ceiling fans

Marschal/Stevenson Elevator - 42" x 50" x 8'

- Murano glass custom ceiling light fixture
- Wall mounted telephone
- Wood paneled walls and wainscoting
- 6" Beveled walnut flooring

Heated Pool (27' x 15') and Hot Tub (6' x 6')

- Designed by Star Pools
- Gunito pool surface
- Salt Water
- Approximately 10,400 gallons
- Water Depths 3'6" to 5' at center
- Auto-fill sensor
- Two swim jets mounted on north side of pool for stationary swimming
- Bluestone coping with travertine accent inlay
- Custom Lion-face waterfall feature with classic limestone mask and bowl fountain
- Planter alcoves built into wall on either side of fountain equipped with water sprinklers
- Brick columns, surround and accent inlay with limestone cap and bluestone finger ledge

Garage – 24' x 22'

- 11' Ceiling
- Two oversized garage doors with independent controls – each measure 8'7" tall by 9'3" wide
- Two overhead cabinets with three adjustable shelves
- One oversized overhead cabinet
- Two under-counter cabinets and one drawer
- One cabinet with deadbolt door and overhead cabinet with three shelves
- Ten overhead open face storage cabinets
- White Shaw's Original fireclay apron sink with stainless steel Allegro faucet with pull-out sprayer
- Closet with 10 shelves and access to water heaters
- One 48" x 31" window, 2w x 3h lite cut, low E glass glazing, aluminum clad exterior with plantation shutters
- Two 72" x 37" windows, 2w x 4h lite cut, low E glass glazing, aluminum clad exterior with plantation shutters
- Four fluorescent light fixtures with frosted coverings

Additional Details:

- All first-floor doors (interior and exterior) have Rocky Mountain Hardware Silicone Bronze Fleur De Lis hardware in Dark Patina; sliding doors have Rocky Hardware Silicone Bronze flush pools in Dark Patina
- All Wine Grotto level doors have Rocky Mountain Hardware Silicone Bronze Fleur De Lis hardware in Dark Patina
- All second-floor interior doors have Rocky Mountain Hardware Silicone Bronze Arched hardware in Dark Patina; all exterior doors have Rocky Mountain Hardware Silicone Bronze Fleur De Lis hardware in Dark Patina
- All interior doors are solid Alder wood
- Environmental Water Systems whole home filtration and conditioning appliance
- NuTone built-in central cleaning system (Model CV850)
- Culligan Water Softening System
- Hydralogic Automated Misting System
- ComfortStar AC – 1st Floor Covered Terrace
- Kohler generator
- Slate roof with lifetime warranty
- All copper gutters and downspouts throughout the property
- Double gate security for River Oaks trash pickup
- All limestone throughout was ordered and shipped from Jan De Luz in France
- Solid limestone fountain of Bacchus on west side of home shipped from Jan De Luz in France