

5632 LYNBROOK DR.
Home Specifications



Iraj Taghi
Custom Homes

HAPPEN
HOUSTON

RECEPTION GALLERY (22'x 12')

- Dual Iron doors with glass insets & polished Nickel hardware
- 2 southern exposure windows overlooking private entry courtyard
- Intricately laid mosaic stone with accenting aluminum trim detail & Limestone accent slabs
- 18'x 28' sealed Limestone flooring through to stair hall and Great Room
- Waxed Venetian plaster walls and ceiling with accenting 5-piece ceiling frieze
- Reception gallery is the homes main artery with flow to the wet bar with wine enclosure, 3-level stair hall, formal living & dining & Great Room

FORMAL LIVING ROOM (21'x 18')

- 6' custom designed Honed Limestone mantel & over-mantel to ceiling with a Heat & Glo fireplace
- Hand waxed European White Oak flooring in 7", 10" & 12" planks with ornate welded aluminum accent trim
- Custom designed 5-piece ceiling frieze
- Dual southern & western exposure windows overlooking courtyard and front yard

FORMAL DINING ROOM (23'x 18')

- Hand waxed European White Oak flooring in 7", 10" & 12" planks with ornate welded aluminum accent trim
- Located off entry gallery with wet bar and private butler's entry through swivel door to corridor with dual buffets & storage
- Coffered ceiling with 5-piece ceiling frieze
- Dual southern & eastern exposure windows overlooking courtyard and front yard

GRAND STAIR HALL

- Hand finished and waxed Venetian plastered walls
- European White Oak treads with painted risers to all 3 levels

- Custom designed wrought Iron railing with ambient step lighting
- Eastern exposure window on both second and third level landings
- Coat closet with additional storage located directly under stairs through hidden panel

GREAT ROOM (21'x 20')

- Located in the heart of the home with access to all formals, chef's kitchen, informal dining, wet bar with wine enclosure, & private resident entry
- Limestone fireplace mantle with Heat & Glo fireplace
- Decorative coffered ceiling with paint grade wooden beams
- 3 Northern exposure windows overlooking manicured backyard, outdoor kitchen & loggia

KITCHEN (21'x 19')

- 6'x 9' eat-in Marble Island with knee space & storage
- 48" Wolf, 6 burner gas range with griddle top and dual ovens
- Floating Wolf vent with custom hood design
- Dual paneled 36" Sub-Zero refrigerator/freezers
- Kallista pull down kitchen faucet finished in a polished nickel
- Sharp microwave located in Island
- Paneled ASKO dishwasher located to right of sink
- 30" farmhouse sink with custom apron lip design
- 2 tiers of custom cabinetry with soft close hinges
- Decorative coffered paint grade wooden beams
- Western exposure, functioning window above sink
- Large walk-in pantry through office nook with built-in desk and storage
- 18'x 28' Sealed Limestone flooring

BREAKFAST AREA/ INFORMAL DINING (15'x 14')

- Located directly off Great Room & Kitchen with access to Mud room & secondary half bath
- Built-ins with a marble serving top, open shelving and showcase lighting
- Dual French doors open to the covered loggia with outdoor kitchen
- 18'x 28' Limestone flooring

- Wired for future TV placement with RG6 & Cat5 wiring
- Designer selected lighting ornament

MAIN LEVEL POWDER BATHROOM

- 6' long imported Marble vanity with 21" intricately laid-in marble sink
- Polished nickel plumbing hardware
- Framed mirrors with dual decorative sconces
- Dual-Max Toto skirted toilet
- 18'x 28' Imported Limestone flooring
- Hand waxed Venetian plaster walls
- Eastern exposure window overlooking manicured side-yard

WET BAR (16'x 7')

- 9' long polished marble serving top with apron & contrasting white marble countertops
- Frameless glass door access climate-controlled wine enclosure with 24"x 24" porcelain paneling, custom designed wine racks capable of storing over 200 bottles
- Scotsman ice maker & Sub-Zero beverage chiller with glass paneled door
- 13"x 13" decorative "hammered" sink with polished nickel hardware
- 18'x 28' Imported Limestone floors

MUD ROOM (14'x 8')

- Located directly off of 3 car garage and breakfast area
- 7' rest bench with under-mounted pull out drawers and lockers
- Private half bath with a 5' long vanity with under mounted sink and 24"x 24" Porcelanosa paneling on accent wall
- 18'x 28' Limestone floors

MAIN LEVEL BEDROOM (16'x 15')

- Hand finished & waxed European White Oak hardwoods in 7" planks
- Three Northern exposure windows overlooking backyard
- Walk-in closet with metal hanging rods and built-ins
- 24"x 12" Marble flooring throughout bathroom & closet
- 5'x 2' Quartzite vanity with under mounted sink, polished nickel hardware

- Frameless glass shower paneled in 36"x 18" porcelain with resting bench

MASTER SUITE (26'x 18')

- Dual wooden entry doors are over 2" thick with polished nickel hardware & locking mechanism
- Hand waxed European White Oak floors in 7" planks
- Four Northern exposure windows overlooking manicured backyard with mature Oak trees
- 9' breakfast bar between his & her private baths with an under-mounted Subzero refrigerator
- Two separate private full bathrooms accessed by 2" sliding pocket doors with frosted glass encasements
- 11' barrel vaulted ceiling with dual decorative chandeliers in bedroom

MASTER BATHROOMS (SEPARATE)

- Separate vanities both with 6' slabs of Bianco marble & built-in makeup vanity with framed backlit mirrors (hers)
- 6' Bain Ultra free-standing soaking tub in white (hers)
- Rainfall shower with 4' bench, frameless glass barn house door paneled in Gold Calacatta Marble (hers)
- Toto elongated skirted toilet & bidet in separate water closets (bidet in hers)
- 4"x 16" Hirsch glass adrift tile backsplash on both vanities
- 5'x 3' porcelain flooring with spot welded aluminum trim pieces
- Calacatta Marble paneling over Western exposure window & wall (hers)

MASTER CLOSETS - HER (16'x 13') HIS (13'x 9')

- 5'x 2.5' packing island with marble countertop & under-mounted storage in her closet
- Hand waxed & finished European White Oak floors in 7" planks
- Each showcase is enclosed with cedar-backed planks, metal hanging rods & Programme Martin pull-downs (upper tier)
- Showcase lighting in both, hers with designer selected lighting ornament over packing island

- Both closets are completely privatized from each other

BEDROOM #2 (22'x 17')

- Located on 2nd floor near elevator
- Designer carpet with ultra-thick padding
- 18"x 36" honed stone flooring in bathroom with Duravit tub
- Marble wall paneling finished in a staggered, polished and honed pattern
- Tub/Shower enclosed with farmhouse glass sliding doors
- Expansive walk-in closet with custom cabinetry
- Toto commode

BEDROOM #3 (19'x 15')

- Located on 2nd opposite of bedroom #2
- Designer carpet flooring
- 18" x 36" honed stone flooring in bathroom
- Standing shower with bench & frameless glass enclosure
- Gray herringbone tile paneling on walls and shower
- Expansive walk-in closet with custom cabinetry
- Toto elongated commode

BEDROOM #4 (18'x 15')

- Located off of secondary stair-hall
- 18"x 36" honed stone flooring in bathroom
- Standing shower with bench & frameless glass enclosure
- Gray herringbone tile paneling on walls & shower
- Expansive walk-in closet with custom cabinetry
- Toto elongated commode

BEDROOM #5/ MULTIMEDIA (24'x 23')

- Located on the third floor which can be accessed by either elevator or main stair hall
- Window nook overlooking backyard
- Designer carpet flooring with ultra-thick padding
- 24"x 12" porcelain flooring in bathroom with quartzite countertops
- Expansive walk-in closet with custom cabinetry and metal hanging rods

- 8' ceiling height

QUARTERS (27'x 23')

- Located above garage with access from gated motor court
- 8' counter top suitable for micro-kitchen with built-in storage
- 24'x 12' porcelain flooring in bathroom with quartzite countertops
- Eastern and Western exposure windows overlooking backyard
- Expansive walk in closet with built-ins & shelving

OUTDOOR SUMMER KITCHEN

- Stainless steel Artisan grill with roast probe
- Hoshizaki under mounted refrigerator
- Best, CPD series vent with hood clad in custom Limestone design
- 5'x 3' eat-in island with porcelain slab and under counter storage
- Northern wall finished in an accenting antique brick
- Prewired for surround sound & future TV placement

EXTERIOR CONSTRUCTION

- Front elevation clad in antique brick with decorative slurry wash
- Authentic Masonry Stucco on rear & side elevations
- Limestone detailing on exterior windows & doors
- Copper Gutter treatment
- All exterior doors are 10' tall with a 3-point locking system
- All driveway pavers placed over a 4" thick re-enforced concrete slab

ADDITIONAL INFORMATION

- Home size: 9,140 SQ. FT. (HCAD)
- Lot size: 15,830 SQ. FT. (HCAD)
- 12' ceilings throughout main level, 10' on second
- Navien tankless water heaters
- Home is wired for full wireless automation capability, system by premiere technology company (details upon request)
- Weather Shield Windows & exterior doors

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