

2615 Barbara Lane

COMPASS

West University



Overview

Bedrooms	5 or 6
Baths	6 Full, 2 Half
Square Feet	6,638 per HCAD
Lot Size	9,900 per HCAD
Year Built	2019
Garage	2 Car w/2 Car Porte Cachere
Builder	Covington Custom Homes

Foyer

- Custom Iron double door entry by Beaubois
- Beaubois 12 inch European White Oak floor
- Cased opening to Formal Dining
- Double door entry to formal study or possible 2nd first floor bedroom
- Chandelier lighting
- Recessed lighting

Dining Room 18' X 16' 5"

- Beaubois 12 inch European White Oak floor
- Cased opening to butler's pantry and foyer
- Full wall climate controlled wine room with custom iron doors by Beaubois
- Gas fireplace with Flamed Quartzite surround
- Sconce lighting at fireplace surround
- Floor-to-Ceiling Lincoln windows
- Coffered ceiling
- Chandelier lighting
- Recessed lighting

Formal Living/Study 14' 8" X 14'

- Beaubois 12 inch European White Oak floor
- Possible 2nd first floor bedroom
- French door entry
- Floor-to-Ceiling Lincoln windows
- Full bath with shower
- Large closet
- Chandelier lighting
- Recessed lighting

Kitchen 16' X 13'

- Beaubois 12 inch European White Oak floor
- Open to Family Room and Breakfast Room
- Manhattan White Marble countertops
- Manhattan White Marble backsplash with book matching
- Oversized island with Manhattan White Marble countertop and Shaw's sink with Kohler Matte Black faucet
- Shaw's original farmhouse sink with Kohler Matte Black faucet
- Subzero refrigerator†
- Wolf 48" range with 6 burner cooktop and griddle†
- Wolf double dishwashers flanking sink
- Butler's pantry with Manhattan White Marble countertops
- Large walk-in pantry
- Restoration Hardware Lighting over island
- Recessed lighting
- Custom High-Gloss Finish on Cabinets

Breakfast Room

- Beaubois 12 inch European White Oak floor
- Open to kitchen and family room
- Wall of custom iron doors by Beaubois overlooking backyard
- Custom wood ceiling beams
- Chandelier lighting
- Recessed lighting

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.
† information per seller

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Family Room 20' 6" X 19' 8"

- Beaubois 12 inch European White Oak floor
- Open to kitchen and breakfast room
- Wall of custom iron doors by Beaubois overlooking backyard
- Gas fireplace with Manoir Gris Limestone surround
- Custom wood ceiling beams
- Recessed lighting

Master Bedroom 18' X 18'

- Beaubois 12 inch European White Oak floor
- Vaulted ceiling with wood beams and shiplap
- Lincoln windows overlooking backyard
- Recessed lighting

Master Bath 16' 7" X 9' 2"

- Marble floor
- Double sink with Bianco Statuarietto Vagli Marble countertops and Marble backsplash
- Freestanding tub with Rohl faucet and fixtures
- Oversized walk-in shower with Marble surround plus Marble Inkjet design accent detail
- Shower with two shower heads plus rain shower head and handheld sprayer with custom glass walls
- Lincoln windows overlooking backyard
- Tray ceiling with Marble Inkjet design accent detail
- Recessed lighting
- Sconce lighting

Secondary Bedroom 16' X 13'

- First floor bedroom
- Beaubois 12 inch European White Oak floor
- Lincoln windows
- Ensuite bath with fully tiled walls, Rohl faucet and fixtures and door leading to backyard (perfect pool bath!)
- Recessed lighting

Secondary Bedroom 15' X 14'

- Beaubois 12 inch European White Oak floor
- Lincoln windows
- Ensuite bath with tiled walls and Rohl faucet and fixtures
- Recessed lighting

Secondary Bedroom 17' 9" X 16'

- Beaubois 12 inch European White Oak floor
- Lincoln windows
- Ensuite bath with tiled walls and Rohl faucet and fixtures
- Recessed lighting

Secondary Bedroom 14' 9" X 14'

- Beaubois 12 inch European White Oak floor
- Lincoln windows
- Ensuite bath with tiled walls and Rohl faucet and fixtures
- Recessed lighting

Game Room 20' X 15'

- Beaubois 12 inch European White Oak floor
- Built-in cabinetry and wet bar with beverage fridge
- Lincoln windows overlooking front yard
- Vaulted ceiling
- Recessed lighting

Outdoor Space

- Custom designed front entry Gas Lanterns
- Bevelo lighting at back patio
- Back patio with Manoir Gris Limestone floor
- Outdoor kitchen with sink, gas grill and stainless steel storage with Absolute Black Granite countertops
- Pergola with outdoor fireplace with brick surround
- Covered patio with wood ceiling
- Large green space with room for pool
- Artificial turf by Carmcov Installations
- Custom Iron gates at side entries to rear yard
- Two car garage with two car Porte Cachere
- Extra parking space west side of Porte Cachere
- Pendant lighting
- Fan lighting
- Recessed lighting