

# 2305 Persa

## Houston, Texas 77019

### River Oaks Area

*Designed by the architect Joe Carroll Williams, this home is a collaboration of contemporary design with some timeless traditional elements. Behind the front exterior privacy wall is a fountain and patio area which leads to the glass front door entry. The long gallery entry provides access to the main living areas. Expansive glass windows downstairs offer great natural light creating an illusion that brings the outdoors in. Nicely appointed with hardwood floors, high ceilings, art lighting, wrought iron accents, and excellent wall space for displaying fine art. The formal living room has refined crown molding, wood burning fireplace, and views to back patio and pool area. Large dining room. Open island kitchen and breakfast area. Pool and patio area set the backdrop for a lushly landscaped entertaining space. Exquisite master suite also has a fireplace and balcony view to back yard pool area. The master bath offers separate bath areas with two walk-in closets and wonderful built-ins. The second floor also features an expansive study with built-ins adjacent to the master en-suite.*

*(Two bedroom, two full and one half bath, two car garage, 4,734 sq. ft home (per HCAD), 6,960 sq. ft. lot (per HCAD) and built in 1986 (per HCAD)).*

#### Foyer – 18' x 7'

- Double door main entry with solid wood interior doors and glass exterior doors with decorative wrought iron gate
- Powder room access
- Utility room access
- Entry from both garages
- Left Garage entry closet with two coat racks and two rows of overhead shelving
- Right Garage entry closet with eight fixed shelves
- Central vacuum outlet
- Recessed lighting
- 6" Multi-piece baseboards with Oak quarter round
- 4" Long length beveled Oak floors

#### Living – 30' x 19'

- Fireplace with green/black marble hearth and carved marble mantel
- Five picture windows to courtyard/backyard; measurements are 3 x 64" x 103", 1 x 51" x 103" and 1 x 60" x 103"
- Cove ceiling (??? – see picture)
- Four directional art lights
- Two ceiling speakers
- Central vacuum outlet
- Recessed lighting
- Multi-piece crown molding
- 6" Multi-piece baseboards with Oak quarter round
- 4" Long length beveled Oak floors

#### Dining – 18' x 15'

- Two 94" x 62" picture windows
- Single-lite French double doors to courtyard
- Swinging door to Kitchen
- Two directional art lights
- Two ceiling speakers
- Central Vacuum outlet
- Recessed lighting
- 6" Multi-piece baseboards with Oak quarter round
- 4" Long length beveled Oak floors

#### Kitchen – 12' x 10'

- KitchenAid four-burner gas cook top and griddle
- Overhead Thermador vent hood with two adjustable shelves and heat lamp warming option
- Stainless steel Kitchenaid double door side by side fridge/freezer
- Microwave nook
- Stainless steel Bosch dishwasher
- Stainless steel Dacor double convection oven
- Five over counter single door dish cabinets with two adjustable shelves in each and under mount lighting
- Four double door dish/storage cabinets (varying sizes) with two adjustable shelves
- Black granite counter tops with 6" x 3" white Porcelain subway tile backsplash
- Four 12" deep x 40" wide pull out pots/pans drawers
- Four 4" deep by 40" wide pull out drawers, one with built-in spice rack
- Four 4" deep x 18" wide utensil drawers
- One corner double door cabinet with two rotating shelves
- One pull out trash/recycling cabinet
- One double door appliance cabinet with adjustable shelves
- One open face storage cabinet with two adjustable shelves
- Stainless steel under mount double basin sink with disposal
- Stainless steel single gooseneck faucet
- Instant hot/cold water dispenser
- Three large one panel windows with views to backyard patio/pool area
- Walk-in pantry with seven varying sized shelves on opposite sides and built-in spice rack on door
- Ceiling speakers
- Recessed lighting
- 4" Long length beveled Oak floors

#### Kitchen Island

- Stainless hammered vegetable sink with stainless steel single gooseneck faucet
- Butcher block counter top
- Warming tray
- Two pull out recycling/trash cabinets
- Open face display cabinet with two adjustable shelves
- Two under counter double door storage cabinets

#### Breakfast Room – 12' x 8'

- Black granite counter top
- Built-in L-shaped seating
- Mirrored wall on one side
- Three large one pane windows with view of backyard patio/pool area; one operable sliding window
- Access to Living Room, Den, Kitchen and Office Nook
- Built-in butler's cabinet with four medium pull out drawers and two large/deep pull out drawers and overhead art light
- Recessed lighting
- 4" Multi-piece baseboards with Oak quarter round
- 4" Long length beveled Oak floors

#### Office Nook – 8' x 6'

- Built in granite counter top desk with four office supply drawers and two file drawers
- Cork board backsplash
- Two overhead screen faced storage cabinets with two adjustable shelves in each
- Center book display shelf with two adjustable shelves and under mount lighting
- Built-in wine fridge and safe/storage space with black granite counter tops
- Overhead single door and double door storage cabinet with two adjustable shelves in each
- Adjacent storage closet with built-in storage shelves; five adjustable and two fixed
- Built-in open faced shelf system with five adjustable shelves
- Recessed lighting
- 4" Multi-piece baseboards with Oak quarter round
- 4" Long length beveled Oak floors

#### Butler's Pantry – 5' x 4'

- Ten 27" x 4" pull out flatware or miscellaneous drawers
- Black granite counter top with 6" x 3" white Porcelain subway tile backsplash
- Two double door screen faced dish/glassware cabinets with three adjustable shelves

#### Stairwell

- Floating grand staircase with hardwood treads and risers and custom wrought iron handrail
- Three oversized picture windows overlooking courtyard
- 4" Long length beveled Oak floors on first floor landing

#### Second Floor Landing

- Three oversized picture windows overlooking courtyard
- Walk-in closet with three dress hanging racks, each with three overhead shelves, and full wall of floor to ceiling adjustable shelving, and 2" Oak floors
- Linen closet with five shelves
- Two directional art lights
- Custom wrought iron handrail
- Central vacuum outlet
- Recessed lighting
- 6" Multi-piece crown molding
- 2" Oak floors

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### **Study – 18' x 12'**

- Fireplace with granite surround and hearth
- One wall with three floor to ceiling bookcases with adjustable shelving and five faux columns with fluted shafts
- One wall with two floor to ceiling bookshelves with adjustable shelving, central TV cut out, two overhead shelves, two smaller book cases with five adjustable shelves, two double door cabinets and four faux columns with fluted shafts
- Sliding glass double door to Juliet balcony
- One directional art lite over fireplace
- Solid wood door to Master Bath
- Solid wood double door entry from 2nd floor landing
- Two ceiling speakers
- Recessed lighting
- 6" Multi-piece crown molding
- 6" Multi-piece baseboards with Oak quarter round
- 2" Oak floors

### **Master Bedroom – 24' x 15'**

- Fireplace with stone hearth and surround with overhead directional art light
- Single-lite sliding glass door to Juliet balcony with two single-lite sidelights and roll away plantation shutters
- Closet hidden behind folding double doors with two hanging racks; one is dress height, and overhead shelving
- Closet hidden behind folding double doors with overhead shelf and open storage space
- Independently controlled recessed reading lights on either side of Master bed space
- Double door main entry
- Two ceiling speakers
- Central vacuum outlet
- 6" Multi-piece baseboards with Oak quarter round
- Australian wool carpet

### **Master Bath – 10' x 8'**

- His and hers style master bath with two separate vanities, closets and lavatories
- Free standing Porcelain tub with Hansgrohe Axor faucet with handsprayer set under skylight with studio lighting
- 18" x 10" Marble tile wainscoting with rounded marble chair railing and 1" marble tile trim
- Two floor to ceiling 2-lite windows with shades
- Walk-in shower with glass door, floor to ceiling 18" x 10" marble tile surround, 1" marble tile floor, 18" diagonally set marble tile ceiling, skylight, Grohe shower head with handsprayer, marble slab bench seat, three towel hooks, recessed lighting, and Roma steam bath function
- Tumbled marble tile floor with 1" tile trim and 18" x 10" linear tile border

### **Her Section – 10' x 6'**

- o Marble counter top and backsplash with custom wooden vanity; three under counter drawers, under mount Kalista Porcelain sink and Grohe stainless faucet
- o Concealed wall mounted medicine cabinet
- o Three vanity sconces with glass shades
- o Two double door cabinets with adjustable shelving
- o Twenty drawers
- o Recessed lighting
- o 6" Multi-piece baseboards with Oak quarter round
- o 2" Oak floors
- o Lavatory closet with four double door cabinets with adjustable shelving, Toto 1.6G toilet, 2-lite floor to ceiling window with shades, recessed lighting, 6" multi-piece baseboards, and 18" x 10" marble tile floors

### **Her Closet – 13' x 6'**

- o Two floor to ceiling fashion mirrors
- o Two floor to ceiling shelf towers with 15 adjustable glass shelves
- o Laundry hamper
- o Shelf tower with eight adjustable glass shelves
- o Eight hanging racks; four are dress height
- o Two rows of overhead shelving
- o Packing island with four drawers
- o Two-lite floor to ceiling window with shades
- o Recessed lighting
- o 6" Multi-piece baseboards with Oak quarter round
- o 2" Oak floors

### **His Section – 5' x 4'**

- o Marble counter top and backsplash
- o Under mount Kalista Porcelain sink and Grohe stainless faucet
- o Under sink cabinet
- o Eight under counter drawers
- o Concealed medicine cabinet
- o Recessed lighting
- o 6" Multi-piece baseboards with Oak quarter round
- o 2" Oak floors
- o Lavatory closet with marble tile floors, recessed lighting, and 6" multi-piece baseboards

### **His Closet – 9' x 8'**

- o Three glass display shelves with mirrored surround
- o Foldout packing shelf
- o Eight drawers with glass front inserts

- o Four adjustable glass shelves
- o Two wall mounted tie racks
- o Wall mounted belt rack with four hooks
- o Shelf tower with ten adjustable glass shelves
- o Five hanging racks
- o Overhead shelving
- o Double door cabinet with two shelves
- o Skylight
- o Recessed lighting
- o 6" Multi-piece baseboards with Oak quarter round
- o 2" Oak floors

### **Bedroom 2 – 17' x 13'**

- Single-lite double French doors to Juliet balcony
- Seagrass wallpaper
- Central vacuum outlet
- Recessed lighting
- 6" Multi-piece baseboards with Oak quarter round
- Australian wool carpet

### **Bedroom 2 Bath – 13' x 7'**

- En-suite access
- Vanity with marble counter top and backsplash, mirrored medicine cabinet, under mount sink, polished brass faucet, under sink cabinet and six drawers
- Manuel Canovas floral wallpaper
- Tub/shower combo set under skylight with 12" marble tile surround and shampoo shelf
- Recessed lighting
- 6" Multi-piece baseboards with Oak quarter round
- 18" Slate tile floors
- Lavatory closet with sliding pocket door, two double door linen cabinets with adjustable shelving, polished brass toilet paper holder and Toto 1.6G toilet

### **Bedroom 2 Closet – 7' x 3'**

- Accessed via sliding pocket door in bathroom
- Three hanging racks; one is dress height
- Shelf tower with six shelves
- Overhead shelf
- Recessed lighting
- 4" Multi-piece baseboards with Oak quarter round
- 18" Slate tile floors

### **Powder Room (Downstairs) – 7' x 6'**

- Marble countertop and backsplash
- American Standard under mount porcelain sink
- Toto 1.6 G toilet
- Hammered nickel faucet
- Two vanity sconces with fabric shades
- Wall sconce with glass shade
- Concealed closet with five shelves
- Leopard print wallpaper
- Recessed lighting
- 6" Multi-piece baseboards with Oak quarter round
- 4" Long length beveled hardwood floors

### **Utility – 14' x 8'**

- Stainless steel utility sink
- Eight undercounter drawers
- Three undercounter double door cabinets
- Nine overhead double door cabinets
- Two fixed shelves
- One hanging rack
- Utility closet with two fixed shelves
- Gas and electric connections
- Kitchen Aid dual oven
- Fluorescent light fixture
- 6" Baseboards
- Laminate flooring

### **Left Garage – (From front of home) – 23' x 12'**

- Garage door is 103" tall and 105" wide
- Single car capacity
- Three overhead cabinets
- Wooden countertop with six drawers
- Three walls with overhead shelving
- Access to bathroom with utility sink, Kohler 1.6G toilet, six shelves, four storage cubbies, 6" baseboards, and laminate floors
- Access to stairwell courtyard
- Fluorescent light fixture
- 6" Baseboards
- Epoxied concrete floor

### **Right Garage – (From front of home) – 19' x 12'**

- Garage door is 103" tall and 105" wide
- Single car capacity
- Eight fixed shelves
- Utility closet with water heater
- Dining room courtyard/side yard access
- Fluorescent light fixture
- 6" Baseboards
- Epoxied concrete floor