

# 2135 University Boulevard Southgate



## Property Features

- Home: 3640 SF (approx 2340 SF main and 1300 SF second floor; custom-designed and built by award-winning Robert Sanders Homes)
- Lot Size: 12,405 SF
- Lot coverage (%age of total lot with a “house” footprint): 47% (believed to be one of lowest percentages in Southgate)
- Garage: 664 SF (3-car capacity)
- Year Completed: 2012
- Fully gated property with 7’ wooden fence and hurricane-resistant design (with yew trees in the gaps) to make it less susceptible to high winds.
- Parking Pad out front for 6-8 cars
- Stucco siding
- Covered front porch
- Large covered terrace off the dining area
- Front door faces north (solid-core door with Baldwin lock)
- Two Rinnai 7.5 GPM efficiency tankless water heaters
- Two Trane XL16i energy-efficient air conditioners (one for main floor, one for second floor) each with 48,000 BTUH
- Front gate electronically controlled by LiftMaster commercial swing gate operator

- Generac “Guardian Series” 20kW self-testing, all-weather, corrosion-resistant aluminum-sided generator that can power (and has powered, as recently as Memorial Day weekend 2020) the entire house, including air conditioners
- Control4 automation and smart home controls (including away-from-home access for light and HVAC controls)
- DSC wireless security system
- Ring 2 video doorbell
- PolkAudio built-in vanishing, high-performance speakers inside the house (in great room, office, both masters, and master bath) and outside (main-floor terrace) and externally mounted PolkAudio outdoor high-performance speakers on upstairs deck
- Laminated Jeld-wen Custom Clad windows with laminated glass on all front- and side-facing windows (insulated glass for back-facing windows)
- Lever-style door handles throughout
- LED lighting throughout
- Industrial-style concrete floors (main floor) and distressed oak (stairs and second floor)
- Elevator: Inclinator Elevette model with 500-pound capacity connects main floor with second floor

## Great Room & Dining Room

### Living area | 23’ x 24’

- Features four coordinated, hand-made hanging lamps (large circular hanging lamp in entryway; large rectangular lamp above dining table; and two smaller pendant lamps above kitchen peninsula, all by renowned designer Kenneth Cobonpue of the Philippines, whose clients include both Hollywood royalty (Angelina Jolie, Brad Pitt, Kylie Jenner) and actual royalty (Queen Sophia of Spain and Queen Rania of Jordan)
- Includes wall-mounted Pioneer Elite 70” plasma HD television with PolkAudio surround sound

- Heatilator single-sided vented gas fireplace: Remote-control operated
- Blue crystal bed
- Custom-made, live-edged cedar mantel fashioned from a tree at the owners’ grandmother’s Austin County ranch
- Slip-tiled with Ann Sacks light grey soapstone subway tiles
- Large, east-facing windows
- Cedar-planked vaulted ceiling with height of 16’9” (window-side) to 9’ (fireplace side)
- Two Hampton Bay five-blade ceiling fans
- Two entry closets (each 4’ x 7’8”) adjacent to living area



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## Dining/Kitchen area | 16' x 24'

### Chef's Kitchen

- Includes 5'6" x 8'10" pantry with custom cabinets and shelves and built-in cast iron pot rack
- 53" x 80" island with double sink and Karbon articulating deck-mount faucet by Kohler
- Counters and island feature blue bahia granite
- Superba built-in electric convection double oven by KitchenAid
- 36" pro-style Dacor six-burner gas rangetop with Zephyr wall-mount chimney range hood
- Bosch 800-series 24" stainless steel dishwasher with delay-start timer, InfoLight operation indicator, and customizable MyWay rack feature
- KitchenAid Architect Series II French door 42" refrigerator with touch-sensor controls; capacity 22.6 cu ft (16.7 cu ft for refrigerator, 5.9 cu ft for bottom freezer drawer)
- Sharp 24" 1000W, 1.2 cubic foot interior Insight Pro Stainless Steel Microwave Drawer Oven with push-button open/close, 11 power settings, and front-mount cooking controls
- Scotsman Brilliance Nugget Ice Machine with stainless steel door, interior light, self-closing door; produces up to 80 lbs of nugget ice per day
- Zephyr wine cooler with 54-bottle capacity, dual-paned glass door, full-extension racks and stainless-steel trim
- Includes second sink next to stovetop with Moen 90-degree, one-handle high-arc kitchen faucet
- Both kitchen sinks have Badger 5 InSinkErator continuous feed garbage disposals
- Knotty alder façade cabinets
- Soft-close drawer slides
- Backsplash features Ann Sacks light-grey soapstone subway tiles (matching those by the fireplace)
- Abundant storage for kitchen and entertaining-related items

## Wine Cellar | 9' x 10'10"

- Capacity for 750 bottles
- Built-in BOJ chrome corkscrew
- Dedicated Breezair wine-cellar cooling system

## Laundry Room | 6'9" x 8'6"

- Laundry from second floor "chutes" directly to cabinet
- Stainless steel sink with Moen pull-down spray faucet
- Drain in floor for mishaps

## Office/Den | 11'7" x 14'4"

- Floor-to-ceiling custom-built shelves along south wall
- Also features 4' x 14' walk-in storage space with custom-built shelves
- Five-blade Hampton Bay ceiling fan

## Secondary Bedroom No 1 | 11'2" x 11'5"

- Five-blade Hampton Bay ceiling fan
- Includes 2' x 4' closet with door
- Includes custom plantation shutters

## Guest/main floor full bathroom | 9'5" x 11'2"

- With tempered glass shower partition to separate rest of room from Kohler 14"-deep tub with wall-mounted rainfall showerhead
- Abundant storage for towels and other items

## Second Floor Gallery | 4' x approx 38'

- Separate landing area is 7'5" x 8'3"
- Vaulted ceiling ranges from 11'4" in height to 9'
- Wet bar (for coffee, wine, or other beverages): 2'7" by 8'11"
- KitchenAid 24" beverage cooler with three temperature zones, glass front and wood-front racks
- Moen 90-degree, one-handle high-arc kitchen faucet
- Ample cabinets for breakfast and bar storage

## Secondary Bathrooms

- First-floor powder room: 5'6" x 7'2"
- Second floor powder room: 4' x 8'3"

## First Floor Covered Terrace | 12' x 20'

- Entry from door near the first-floor powder room
- Includes two three-bladed Fanimation outdoor ceiling fans

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## Master Bedroom 1 | 11'9" x 12'5"

- Built-in Samsung 48" flat-screen television with PolkAudio surround sound
- Adjacent 6' x 14' walk-in closet with pocket door, custom 10-drawer dresser and built-in shelves and two Rev-a-Shelf pulldown closet rods
- Includes custom plantation shutters
- Five-blade Hampton Bay ceiling fan

## Master Bedroom 2 | 11'9" x 12'5"

- Built-in Vizio 42" flat-screen television with PolkAudio surround sound
- Adjacent 6' x 14' walk-in closet with pocket door, custom 10-drawer dresser and built-in shelves and two Rev-a-Shelf pulldown closet rods
- Includes custom plantation shutters
- Five-blade Hampton Bay ceiling fan

## Master Bath | 12' x 15'7"

- Includes oversized, 17" deep Kohler tub with Moen faucet
- 6' x 6'9" walk-in shower
  - Shower offers privacy-height window with view of Rice University's Brockman Hall for Opera
  - Shower includes Moen hardware: rainfall, wall-mounted, and handheld showerheads
  - Multicolored pebble floor
- Double sinks with quartz-topped vanity and Moen single-hole, single-handle chrome faucets
- Wall-mounted 50" Pioneer Elite plasma HD television may be viewed while using tub or dual sinks
- PolkAudio surround sound
- Walnut cabinets
- Laundry chute directly into closed cabinet in laundry room
- Separate, enclosed toilet room (4' x 6') just outside master bath

## Second-Floor Terrace | 11'4" x 43'

- Trex all-weather decking
- Divided into dining area and step-up living area
- Dining area features stainless steel cable railing; living area features tempered glass railing
- Provides unobstructed views of the Medical Center, Rice University, and Rice University Jogging Trail
- PolkAudio mounted high-performance outdoor speakers

## Garage

- Attached garage measuring 22' x 30'4"
- Two garage doors (one two-car door and one one-car door)
- LiftMaster Professional Formula 1 high-speed residential door openers with remote control
- "Mud room" (4' x 4'3") at entry to house
- Garage and driveway design allow driver to pull straight out to University Blvd without having to back up/put car in reverse

## Outdoor Oasis

- Gunite, saltwater custom pool (16' x 32')
  - Featuring two sheetwall fountains and tanning ledge
  - Heated by Pentair MasterTemp 400K BTU, high-performance heater (heater located behind house)
  - Filtered by Hayward Pro-Series High Rate above-ground pool filter (filter located behind house)
- Large, L-shaped deck surrounding the pool on the south and west sides
- Glauser-McNair-designed landscaping featuring two mature sabal palm trees
- Weber Genesis Sear Station stainless steel gas grill with side burner and warming rack
- Five-foot high wrought iron, fleur-de-lis style fencing separating pool area from driveway/garage
- Digital side-gate locks to allow yard-crew access
- 7' high Kohler outdoor shower with rainfall showerhead
- Separate vented pool bath (4' x 8') with toilet and custom concrete sink



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