



House Overview

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| Bedrooms | 4 |
| Baths | 3 |
| Garage | 2 |
| Pool | 2014 |
| Square Feet | 3,150 SF per Builder |
| Lot Size | 7,500 SF per HCAD |
| Year Built | 1916 per HCAD & Completely renovated in 2014 |

Interior & Design

- Italian Carrara marble countertops in kitchen, Butler's Pantry and all baths
- Abundant cabinet storage
- Plantation shutters
- 100 year old refinished original red pine wood flooring throughout
- Expansive Grand Salon with coffered ceiling
- Bertazzoni Dual Fuel Range, Bosch dishwasher, LG French door refrigerator
- Apron front sink
- Butler's Pantry with beverage cooler
- Impressive walk-in pantry
- Downstairs full bath appointed with claw foot tub, basket weave porcelain tile and antique dresser vanity
- Jack-and-Jill bath upstairs with separate vanities, private toilet/shower area finished in 'silver fantasy' marble tile
- Expansive Primary Suite with double vanities, deep soaking tub, dual headed shower, large walk-in closet with built-ins
- Brushed nickel hardware
- 9 foot ceilings throughout
- Antique doors, transoms, hinges and mortise door knobs
- Original red pine shiplap accents

Exterior, Structural & Mechanical (Completed in 2014)

- Taken to studs and floor joists, ceiling joists, purlins and supports replaced
- All old plumbing removed and new plumbing installed per code
- All old electrical removed and new electrical installed per code
- New dual zone HVAC with 2 oversized 4 ton units, dual returns both up and down and hard ducts in walls/ceilings
- New foam seal and insulation
- New 30 year roof with Tech-shield radiant barrier sheathing
- Original wood trim double hung windows stripped, glazed and reinstalled with original pulley and weight ballasts
- Original stairs with one hundred year old red pine treads, disassembled, reversed and refinished

Additional Features

- French drains and sprinkler system
- Driveway with grates
- Fully fenced
- Arbor gate entrance with star jasmine

Pool Features

- Heated pool
- PCC 2000 in-floor cleaning system
- Pentair Intellitouch 9+3 control system