

5322 Verdome Lane

Improvements, Repairs, and Features

- **Recent Repairs and Improvements**

- Garage door and front door recently stained, freshened, and sealed with “nautical finish”
- Re-stained back patio door and beadboard ceiling
- Fresh paint on stair risers and rails
- New Kohler toilet and Carrara marble sink in the powder bath
- Installed Mosquito System in entire backyard
- New water line pipe on exterior side of house (original pipe stuck out too far)
- HVACs have been serviced quarterly by AirTech since the owners purchased the home

- **Interior Design Features***

**Hand-selected and carefully curated by the homeowner, who is the founder of the Ligne Group, an internationally recognized and highly awarded design firm and PR agency.*

- **Designer Wall Coverings and Wallpapers**
 - Kelly Wearstler “Graffito” Wallpaper in the downstairs powder bath
 - Philip Jeffries marshmallow/agate grasscloth on living room wall and breakfast nook-in.
- **Designer Lighting**
 - Dining room chandelier by Windfall Contemporary Crystal Lighting, of Munich - Swarovski Strass Crystal with silver plated candles. As seen in Cartier boutiques worldwide.
 - Study chandelier is a custom piece with handblown glass globes that was made especially for this space by an artist in New York. (Fun Fact: It took the artist’s team 9 months to perfectly balance the weight ratios of the fixture before it was ready for installation!)
 - Kitchen Island pendants are from Hudson Valley Lighting
- **Window Treatments**
 - Hunter Douglas shades and shutters throughout
 - Front-facing windows have Plantation shutters
 - Backyard-facing windows have Roman shades on the first-floor and Wooden Blinds on the second-floor windows.
- **Designer Finishes and Upgrades**
 - Flooring:
 - Walnut hardwoods on first floor
 - Oak hardwoods on second floor and stairs.
 - Added custom, floor-to-ceiling hardwood bookshelves and cabinetry in vaulted, 15’-high study

All information provided by sellers and as best practice, should be independently verified by potential or actual buyers. Please let us know if there are any questions we can try to help with.

- High Ceilings through-out home:
 - Dining Room and Study have vaulted 15' ceilings
 - Master Bedroom has vaulted 14' ceilings
 - Remaining First Floor has 12' ceilings
 - Second Floor rooms all have 10' ceilings
 - Full-cascade stacked stone fireplace with contemporary design
 - Milgard double pane windows (with transferable 5-year warranty to new owners - See owners for more information)
 - Custom 'Her' dressing room with built-in shoe storage and dresser/mirror
 - Carrara marble in all bathrooms for counters
 - Carrara marble floor in master bathroom
 - Statuette Marble for all kitchen and bar counters
 - Luxe stainless steel Kitchen-Aid appliances, including the 6-top gas range, the statement vent hood, and the over-sized, built-in refrigerator.
 - Outdoor kitchen with granite countertops, steel sink, and built-in Coyote Grill
 - Noted landscape designer Portia Leyendecker completely redesigned landscaping plan for home - and left plenty of room for a pool!
- **Energy Features**
 - Two-zone 16-Seer American Standard Heating and A/C system; programmable thermostat on each floor
 - Tankless Water Heater
 - Two Attic Areas
- **Security and Neighborhood Features**
 - Alarm system with two keypads installed
 - Front and back doors are hard-wired for potential cameras
 - Private neighborhood patrol available through highly-regarded SEAL Security Texas (Only \$300/year or \$25/month! Discounted rates if over 65.)
 - More information:
 - <https://www.ofha.org/neighborhood-patrol-program.html>

All information provided by sellers and as best practice, should be independently verified by potential or actual buyers. Please let us know if there are any questions we can try to help with.