

3405 PIPING ROCK LANE

Property Background and Room-By-Room Details, Per Sellers*

*No representations are expressed or implied; buyers should independently verify information, features and measurements.

ADDITIONAL INFORMATION:

Original Year Built: 1940 (Appraisal District)

Landmark Designation: William and Hazel Knight House

Architect: Hermon Lloyd

Builder: Ivan H. Greer

Single Family Home, 2 Story, English Picturesque style with Modern details

Interior: 4,428 sq. ft. (Appraisal District)

Lot Size: 15,375 sq. ft. (Appraisal District)

Painted brick and stucco exterior

Corner Lot

Mature trees

Front and back gardens with camellias, azaleas, boxwood, hydrangea, ligustrum, fan palms, vinca, daylily, verbena, columbine, roses and more

Circular concrete front driveway on Piping Rock Lane

Back entry concrete driveway off Claremont Lane

Wrought iron automated driveway gate

Professional landscaping

Security system

Rain Bird sprinkler system

Surround sound

Zoned high efficiency A/C system with 3 units

Generac generator

Multiple renovations, upgrades and improvements

Some renovation blueprints available

COMMON ELEMENTS THROUGHOUT HOUSE:

Ebony finish oak hardwood floors

Marble floors

Extensive use of Walker Zanger tile, marble, granite, stone, fixtures, finishes

Toto commodes and bidet

Recessed lighting

Recessed art spot lights

Surround sound recessed speakers



Paneled wood doors
 Chair rail molding, crown molding, wainscoting, trim
 Brass and cut glass hardware, knobs, pulls, door handles
 Casement windows, most with paned inserts
 White wood plantation shutters
 Neutral wall colors throughout
 9' ceilings on first floor
 Arched doorways
 Wall mounted televisions, AV and internet connections
 No carpet, except for runner on stairs

FOYER (16'6" x 13'9"):

Ring doorbell with wireless video camera
 Red painted solid wood door with beveled windows, antique brass hardware and mail slot
 Pendant chandelier on chain
 Alarm system panel
 Curved staircase with hardwood handrail, balusters, treads
 Stark carpet on stairs

POWDER ROOM (4'5" x 7'3"):

Vintage leaded diamond paned window
 Vanity with marble countertop
 Mother of pearl vessel sink with bronze fixtures

LIVING ROOM (26'10" x 16'11"):

Crystal leaf chandelier
 Gas fireplace
 Carved Pegasus themed marble mantle

SUN ROOM (26'10"x 11'8"):

Wall of windows with French doors overlooking pool and back yard
 Faux painted walls and ceiling
 Marble floor with Greek 24 x 24 tiles
 Wood paneling and wood trim
 Custom built carved wooden wet bar with granite top (9'6" x 6'8")
 Wine fridge
 Uline ice maker
 Hammered metal sink with duck faucet
 Cabinets with duck themed hardware



DINING ROOM (18'1" x 14'6"):

Tiered crystal chandelier

Digital programmable thermostat

BREAKFAST ROOM (19'10" x 11'5"):

Crystal bead and brass chandelier

French doors to patio/pool

FULL SIZE DOWNSTAIRS BATH (11'9" x 8'5"):

Access from kitchen, dining or pool areas

Wood cabinets

Mirror with lighting

Two privacy glass doors

Frameless glass shower with brass fixtures, decorative mosaic tile inlay, bench

Stone counters, floor, trim, diamond pattern tiles

Skylight

KITCHEN WITH LAUNDRY AREA (25'8" x 11'9") AND PANTRY (11'11" x 5'):

Wood Mode Brookhaven walls of cabinets, with pull out trays, soft close drawers, shelves, swivel corner cabinets, trash and recycle, mop closet, some mottled glass fronts

Dark iron hardware

Granite countertops

Subway tile backsplash

SubZero cabinet finish refrigerator with 2 drawer freezer and ice maker

Bosch stainless steel dishwasher

Uline wine refrigerator

Thermador Professional six burner gas range with Italian tile backsplash and niche

Thermador vent hood with lighting and fan

Thermador stainless steel convection oven

Built in Thermador stainless steel microwave

Thermador stainless steel warming drawer

Thermador stainless steel second oven

Farm sink with disposal, sprayer faucet, soap dispenser

Under counter lighting

Full size Maytag professional series washer and dryer inside custom wood cabinetry

Privacy glass side door to covered brick walkway leading to garage

Alarm system panel

Digital programmable thermostat



STUDY (15'10" x 13'1"):

Parquet oak hardwood floor

Candlestick chandelier

White wood wainscoting with built-in upper shelves and lower cabinets

Walk-in AV/storage closet with built-in shelves

Vintage leaded diamond paned window

UPSTAIRS HALL (24'4" x 4'5"):

Large front paned window with display landing

Coat closet

Two closet areas with walk-in closets

Full length mirror, hanging racks, shelves

Centralized electronics closet for home entertainment system (could be optional entrance to 4th bedroom, see floor plan)

Stairway to third floor

Digital programmable thermostat

MASTER SUITE:

Octagonal entry vestibule

Marble floors, counters, finishes

MASTER BEDROOM (18' x 16'1"):

Brass leaf candlestick chandelier

Pocket door to walk-in closet (10'9" x 6'7") with hanging racks, built-in shelves, cabinets, drawers

Coffee bar with space for refrigerator

French doors with paned windows to adjacent sitting room

MASTER SITTING ROOM (18'7" x 12'):

Original build had 4 bedrooms upstairs

Could be remodeled to 4th bedroom

Brass leaf candlestick chandelier

MASTER BATH:

Brass globe leaf chandelier

Free standing porcelain bath tub with Phylrich brass and crystal fixtures, hand held shower

Right Side:

Frameless glass shower with built-in bench and Phylrich brass fixtures with rain head and hand held shower



Pocket door to vanity area

Large mirror with sconce lighting

Glass vessel sink with Phylrich brass and crystal hardware

Cabinets and drawers

Pocket door to water closet with commode, bidet and closet area

Left Side:

Pocket door to seated vanity and closet area (21'5" x 16'6")

Mirrored vanity with candlestick sconce lighting

Glass vessel sink with Phylrich brass and crystal hardware

Full length three way dressing mirror

Custom built-in cabinets, shelves and drawers

Additional walk-in closet with hanging racks, shelves, cubbies, drawers and dressing area (10'7" x 7'5")

Windows with northern exposure for natural light

BEDROOM 2 (17'4" x 11'8"):

Brass candlestick chandelier

Two separate walk-in closets with built-ins

EN SUITE BATH (8'7" x 7'1"):

Vanity with marble countertop and marble vessel sink, chrome fixtures

Mirror with lighting

Frameless glass shower with rain head and hand held showers

BEDROOM 3 (13' x 13'):

Dome lighting

Two separate walk-in closets with built-ins

EN SUITE BATH (9'11" x 9'3")

Vanity with marble countertop, lighting, and 4 way mirror

Porcher pedestal sink

Mirrored medicine cabinet

Bain Ultra shower/tub combination with frameless glass door

Mosaic tile surround

ATTIC:

Third floor has air conditioned cedar closet with built-in wine storage

Navien on demand hot water heater



BACK YARD:

Salt water heated/cooled pool and spa with 3 fountains and spillover water feature
 Easy Touch computerized pool system with wireless control
 Salt- softener system
 Covered patio with rose marble tile
 Double ceiling fans
 Recessed outdoor speakers
 Grey plank composite decking with lighted steps
 Sun Setter retractable awning
 Bocce ball court with gravel surround
 Wrought iron fence to driveway, garage and side entrance
 Side gate with brick path from front entry to back yard (E side)
 Side patio with painted brick garden wall, A/C equipment (W side)
 Covered brick walkway from W side kitchen door to garage

GARAGE:

Two car, two story framed detached garage with storage closets, shelves and cabinets
 Epoxy coated garage floor
 Automated garage door opener
 Garage apartment with bedroom, closet, lighted ceiling fan, extra AC unit
 Marble bath with rain head shower
 Sink, mirror, lighting and commode

HOA: River Oaks Property Owners Association

Maintenance Fee: \$2349 annually

Services: Trash 2x/week and recycle 1x/week, 24/7/365 manned patrol, alarm monitoring, house checks

Transfer fee: \$400

Resale certificate: \$500 (optional with agreement of parties)

Schools: River Oaks Elementary, Lanier Middle, Lamar High

Listing Agent: Peggy McGee, Keller Williams Memorial

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