

2718 Timberloch Place

DRAFT NOT APPROVED BY SELLER

Special enclave of estate homes
Corner lot with great lake views
Custom designed
Decorated by Bradley Weems Interiors
Built by Jeff Paul Custom Homes
Stone, brick and stucco construction
3 Car attached garage with alley access
Generator

Copper gutters
Four fireplaces
Savant Home automation system
Exterior mosquito mist system
Security system with cameras
All wall-mounted TVs to remain

Gated entry

- Stone columns with iron gate and iron fencing
- Brick stairs & landing, brick herringbone design walk
- Professionally landscaped yard – front & back
- Bevelo custom gas lanterns (specially made in New Orleans)
- Mirabella iron doors, Flemish glass

Entry

- Distressed walnut floors in a diagonal pattern with honed Travertine inlay.
- Soft Venetian plaster walls
- Recessed lighting

Formal Dining Room (17 x 16)

- Hand embellished stenciled ceiling medallion
- Chandelier from Italy
- Venetian plaster walls with stenciling
- Custom drapery
- Dining room accommodates an 84" round table
- Custom Peruvian limestone columns
- Recessed lighting
- Handcrafted built-in buffet with two tone antiqued black faux finish and hand painted accents.
- Lighted display areas with glass doors, drawers and storage cabinets.

Study (19 x 15)

- Knotty Alder double doors with glass panels
- Custom Marble Fireplace
- Stained block paneled walls
- Distinctly designed wood mantel in a faux finish with antique gold leaf accents
- Stained coffered ceiling with faux leather finished inserts
- Custom Built-ins
- Recessed lighting
- Neoclassic black and brass chandelier
- Embroidered drapes
- Arched French doors with access to the back terrace

Wine Grotto (9 x 7)

- Faux finished arched opening
- Old Chicago brick barrel ceiling
- Temperature controlled
- Two wine refrigerators
- Abundant wine storage
- Under cabinet lighting
- Up lighting
- Tumbled limestone floors in Versailles pattern
- Custom crafted tumbled travertine wall tiles with wine labels
- Custom tumbled limestone vineyard mural
- Antique European iron chandelier with grape accents

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Great Room (25 x 22)

- Distressed walnut wood floors
- Reclaimed wood beams
- Custom designed, hand carved Peruvian limestone fireplace and over mantel piece
- Soft Venetian plaster walls
- Recessed lighting
- Three sets of arched French doors open to terrace and pool
- Knotty Alder doors
- Old Texas brick walls with grand arched openings separating the Great Room from Kitchen

Kitchen (20 x 16)

- Handcrafted cabinets with amazing storage and lighted upper displays
- Under cabinet lighting
- Spacious island with granite counter
- Tumbled Travertine backsplash with printed tile mural over cooktop
- Under mount stainless double sinks with drying rack
- KitchenAid dishwasher
- Wolf dual fuel range with double electric ovens, 6 gas burners and large center griddle
- Miele steam oven
- General Electric microwave
- 2 Subzero side by side refrigerators each with freezer drawers
- Faux painted wood inlay panel fronts
- Exclusively designed Copper vent hood
- Reclaimed wood beams
- Custom metal lanterns
- Huge walk-in pantry
- Distressed walnut floors
- Private home communication center with custom built-in cabinets, open shelving and desk
- Recessed lighting

Marchal/Stevenson Elevator

- Faux painted wood paneling
- Distressed walnut wood floors

Mud Room

- Venetian plastered walls
- Special built-in cabinets and bench
- Old Texas brick floors
- Storage closet
- Coat closet
- Knotty Alder doors

Powder Room

- Custom furniture cabinet with under mount sink with granite counter
- Venetian Plaster with hand painted detail walls and ceiling
- Antique iron chandelier
- Knotty Alder doors

Game Room (22 x 16)

- Distressed Walnut floors
- Wood wainscoting with textured faux finished walls
- Bar with granite counter
- Custom pendant lighting
- Chiseled stone wall under bar counter
- Copper under mount sink
- Ice maker
- Lighted upper cabinets with seeded glass
- Tumbled mosaic backsplash
- Custom stone mural
- Uniquely designed pool table chandelier
- Double set of arched French doors opens to covered outdoor living area
- Recessed lighting
- Knotty Alder doors

Custom staircase

- Uniquely designed wood bannister with decorative iron railing
- Distressed walnut stairs and risers
- Custom wool carpet
- Iron stair rods
- Faux finished, block paneling
- Iron wall sconces made from antique French balustrades
- Oversized forged iron bowl pendant chandelier with Murano glass
- Hand painted ceiling medallion on a Venetian plastered recessed ceiling

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#1 Secondary Bedroom (14 x 12) & Bath

- Stenciled faux finished walls
- Shutters
- Fabrica carpet
- En-Suite bath with custom wood vanity
- Granite counter
- Under mount sink
- Tumbled Travertine wainscoting
- Faux finished walls
- Tumbled Travertine floor
- Seamless glass shower door
- Tumbled Travertine shower
- Knotty Alder doors

Utility Room (10 x 7)

- Tumbled Travertine chiseled edged floor tiles
- Honed Travertine slab countertops
- Custom cabinets
- Tumbled Travertine backsplash
- Pocket door
- Sky light
- Recessed lighting

Second Level Kitchenette

- Honed Travertine backsplash and counter
- Undermount sink
- Custom cabinets with upper lighted cabinets
- Under cabinet lighting
- Beverage refrigerator
- Ice maker
- Microwave oven
- Distressed walnut floors

Media Room (18x14)

- 6 Custom black leather powered recliners
- Chenille Damask upholstered walls
- Faux finished ceiling
- Custom nylon theater carpet
- Antique chandelier
- Antique lighted wall sconces

#2 Secondary Bedroom (17 x 12) & Bath

- Venetian plaster in a Strié texture
- Fabrica patterned carpet
- Shutters
- Custom crapes
- Knotty Alder doors
- Recessed lighting
- En-Suite bath
- Stone floor
- Granite counter
- Venetian glass mosaic tile wall over vanity, tub/shower
- Framed honed Travertine and mosaic tile inlay panel
- Specially designed shower curtain
- Faux painted vanity, linen cabinet and wood panel tub deck front

#3 Secondary Bedroom (14 x 11) & Bath

- Trayed ceiling
- Faux finished walls in bedroom and bath
- Motorized drapes and sheers
- Fabrica carpet
- En-Suite bath
- Granite counter
- Under mount sink
- Antique wall sconces
- Honed Travertine floors with polished granite inserts
- Walk-in shower with honed Travertine walls
- Inlay honed travertine and polished mosaic tile framed panel
- Seamless glass enclosure
- Honed Travertine wainscoting in dimensional woven pattern on walls, toilet/shower area
- Built-in linen cabinet

Master Bedroom (24 x 20)

- Distressed walnut wood floors
- Coffered ceiling
- Venetian plaster walls
- Stenciled and hand painted details on groin vault ceiling entry
- Faux finished juice bar with sink, refrigerator and polished Kohilie Limestone counter
- Custom designed and hand carved Peruvian limestone mantel
- Motorized silk embroidered drapery and sheers

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Master Bath (13 x 11)

- Travertine floors
- His and Her custom vanities
- Custom dressing table
- Stenciled details on Venetian plaster groin vault ceiling
- Chandelier from Italy
- Paneled arched entry with mosaic tile floor insert into shower/ tub area
- Travertine tile walls
- All countertops on Vanities, tub surround, shower bench and Juice bar are polished Kohilie Limestone – very rare limestone from Syria.
- Dual Closets
- Her closet has hand crafted built-ins, lighted cabinets, plenty of linear rod space, and recessed lighting
- His closet has custom built-ins, plenty of linear rod space, and recessed lighting
- Custom shutters
- French doors to upper balcony with great lake views

Upper balcony

- Distinctive iron railing
- Stone floors
- Antique wood planked tongue and groove ceiling
- Amazing lake views
- Recessed lighting
- Hanging lanterns

Back Yard

- Beautiful pool with spa
- Four copper vessel fountains
- Stone floors
- Stone columns
- 4 wall mounted gas lanterns – custom made from Bevolo Gas & Electric Lights in New Orleans
- Recessed lighting
- Landscape lighting
- Professionally designed and installed landscaping
- Covered terrace with antique wood planked tongue and groove ceiling
- Outdoor living area with stone fireplace, TV, stone floors, groin vault ceiling covered in 3x6 Travertine brick pattern with honed Travertine bullnose trim, and built-in grill

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