

# 1005 River Bend

## *Special Features*

### *History*

- Built in 1960 for the Searcy Bracewell Family
- Designed by Preston Bolton, FAIA
- Comprehensive renovation in 2013/2014 and 2017 by Mohle Design and Sullivan Brothers Builders

### *Exterior*

- Secluded ravine lot
- Private driveway with steel beam reinforced cedar wood bridge
- Brick and cement board structure
- Load bearing poured slab next to garage, located behind a custom wood and iron gate
- Spectacular veranda with summer kitchen overlooking ravine
  - Constructed with redwood and cedar
  - Vaulted tongue and groove ceiling
  - Ceiling fan and recessed lighting
  - Gas grill, sink, icemaker, granite counters, and custom cabinets
  - Woodburning gas fireplace
  - Television mount over mantle
- Brick sidewalks throughout
- Sprinkler system
- Cedar railing from Central Texas on bridge and front walkway
- Front porch added in 2014
  - Step lighting
  - Tongue and groove wood ceiling
- Gas lanterns (2 entry/1garage)
- Tool closet located off back of house
- Foundation work with transferrable warranty (Olshan) by previous owners and piers added in master wing in 2013/2014

### *Interior*

- Split level floor plan
- Separate guest cottage
- Great space for entertaining
- Abundant storage
- Wired for sound system
- Replaced under foundation plumbing throughout the house (2013)

### *Efficiency*

- 2 AC units (replaced 2017)
- Roof replaced (2019)
- Blown in insulation in master wing (2014)
- Replaced insulation in attic above upper floor (2019)
- JELD-WEN Windows (replaced 2013/2014 & 2017)
- Sump pump (replaced 2017)

### *Front Entry – Main Level (19' x 14')*

- Mahogany wood doors and sidelight
- Spacious entry with vaulted ceiling
- Crown molding and wood beam accent
- Recessed lighting
- Custom Julia Neill chandelier
- Hickory wood floors with brick landing
- Divided staircases to upper and lower floors (original wood railing to living room and upper level / custom painted iron railing to kitchen)
- Two large storage closets with original wood doors and hardware

### *Living Room – Lower Level (25' x 19')*

- Double height room with cathedral ceiling and wood beam accents
- Floor to ceiling windows overlooking the ravine with custom window treatments
- Original pine paneling
- Original 5-foot brick fireplace (added seating, hearth, mantle, gas connection and gas logs in 2014) surrounded by custom bookshelves
- Custom Julia Neill chandelier and sconces
- Hickory wood floors
- Brick wine vault with iron door

### *Dining Room – Lower Level (16' x 12')*

- Open to sitting room and kitchen
- Built-in sideboard with quartz counter
- Recessed lighting
- Hickory wood floors
- Crown molding
- French doors to veranda/summer kitchen with custom sunshades

*Sitting Room – Lower Level (15' x 14')*

- Original Williamsburg brick fireplace and mantle (added hearth, gas connection and gas logs in 2014)
- Recessed lighting
- Original brick flooring

*Kitchen – Lower Level (12' x 11')*

- Open to sitting room and dining room
- Custom cabinets
- Expansive breakfast bar
- Dekton countertops with brick backsplash
- Hansgrohe fixtures
- Wolf 36", dual fuel, 6 burner range with arched brick surround
- 48" SubZero refrigerator/freezer
- KitchenAid wall oven
- Wolf microwave
- Bosch dishwasher
- Commercial grade disposal
- Recessed lighting
- Original brick flooring
- Separate pantry with custom cabinets and drawers, including crystal storage
- Large under stair storage closet

*Primary Bedroom – Main Level (14' x 13')*

- Vaulted ceiling with wood beam accent
- JELD-WEN casement windows
- Recessed lighting and ceiling fan
- Crown molding
- Hickory wood flooring
- Large walk-in closet with mirrored doors, built-in dresser, shelves and storage

*Primary Bath – Main Level (15' x 14')*

- Dual vanities and sinks
- Walk-in steam shower
- Oversized bathtub
- Private water closet
- Custom built-in storage cabinets
- Rohl fixtures
- Quartz countertops
- Recessed lighting
- Travertine wall and floor tile

*Game Room/Study – Upper Level (15' x 12')*

- Custom built cabinet, drawers and TV/media shelf
- Plantation shutters
- Recessed lighting
- Wood floors
- Mirrored wall

*Guest Bedroom – Upper Level (13' x 9')*

- Stain grade tongue and groove wood ceiling
- Custom built bunk beds with lighting
- Plantation shutters
- Carpet

*Guest Bedroom – Upper Level (13' x 10')*

- Custom bench with storage and shelves
- Plantation shutters
- 3 closets
- Ceiling fan and wall sconces
- Carpet

*Hollywood Guest Bath – Upper Level*

- Separate vanities off each bedroom
- Plantation shutters
- Built-in storage
- Granite countertops with Hansgrohe fixtures
- Tub/shower combo
- Recessed lighting

*Guest Cottage – Main Level (12' x 10')*

- Private access off the back of the home
- Full bath with shower/tub combo
- Carpet
- Recessed lighting and ceiling fan

*Powder Room – Main Level (8' x 6')*

- Custom vanity with quartz counter
- Stone vessel sink
- Linen storage
- Grass cloth wallpaper
- Chandelier and sconces
- Hickory wood flooring

*Utility Room – Main Level (14' x 7')*

- Spacious room, plumbed and wired for catering kitchen
- Refrigerator alcove and microwave cabinet
- Abundant quartz counters and built-in desk
- Broom closet
- Built-in storage

*Garage – Main Level (23' x 21')*

- 2-car attached
- Custom cabinets (2017)
- Oversized storage closet
- Floored attic over garage