

**4059 Grennoch Lane
Houston, Texas 77025**

5571 sq. ft, 5 Bed, 5 bath, Lot 9270, built 2016

Construction:

- Custom built home by award winning builder Cason Graye.
- Double pane, insulated, and operational windows provide plenty of light in living areas.
- Foam Insulation in exterior walls, attic, ceiling, crawl space and floor meet Energy Star 3 qualifications resulting in low electrical consumption.
- Boral Clay premium roof provides energy efficiency and low maintenance.
- Stucco Exterior.
- Solid Hardwood White Oak and Italian Mable flooring in entire house (no carpet or engineered wood).
- Granite and marble counter tops.
- Wood Shutters in front windows.
- Benedettini soft close cabinets with plenty of storage space.

Kitchen:

The high-end appliances consist of:

Sub-Zero 36" refrigerator
Sub-Zero 36" freezer
Sub-Zero 24" wine cooler
Wolf 48" dual-fuel range with 6 burners and 11" griddle.
Wolf 24" steam convention oven
Wolf 24" microwave.
Asko dishwasher.

Bar:

Wine storage, wine glass cabinets, and storage cabinets.
Bar between kitchen and dining room.

Pantry:

Large (10 ft X 9 ft) with Marble counter.

Study:

Built-in cabinets and floor-to-ceiling shelves.
Herringbone pattern hardwood floor with floor power outlet.

Family Room:

Large windows in family room allow natural light in the first floor living area and provide a great view of the heated pool/spa and outdoor veranda.

Built-in entertainment cabinets with plenty of storage space.

Gas fire place.

Master Suite:

Large Master bedroom with wood floors.

Large Sitting area with bay windows overlooking the pool.

Master bath with Carrara marble floor and shower.

Italian Arabescato Carrara Marble counters in Master Bedroom.

Marble barrel ceiling with chandelier.

Steam shower with multiple shower heads and a soaking tub.

Game Room:

Large game room (23 ft X 16 ft) between 2 floor bedrooms.

Built-in cabinets, drawers, shelves, and desk in Game room.

Media Room:

Large media room (20 ft X 16 ft) prewired for surround sound TV and entertainment system.

Bar and refrigerator in media room.

Bedrooms upstairs (3):

Build-it closets, shelves, and dresser in bedrooms.

Each bedroom with full bathroom.

Bianco Antico Granite counters in bathrooms.

Outdoors:

Pool 40 ft X 15 ft with water fall.

Jacuzzi, hot tub, and outdoor fire pit.

Veranda features a 30 "Cayote grill and 13 "Double Side Burner.

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