

Feature Sheet

15 Little Sorrell Ct, Tomball, TX 77377

Architect- Gary Keith Jackson Design Inc. (GKJDESIGN.COM)

Builder- Blakecraft Custom Builders (Blakecraft.com)

Features:

- Year built 2020
- Living Sq.FT 4,740 sq.ft
- Total slab Sq.ft 7,031 sq.ft (including covered porches and garages)
- 831 sq.ft covered porches (lanai)
- 1.24 acre lot
- 1 Story
- 4 Car Garage
- Outdoor kitchen
- 4 bedrooms 4.5 baths (All bedrooms with En suite bathrooms & walk in closets)
- Security System with 2 key pads (wired for more)
- Level 5 Drywall finish throughout
- Spray foam insulation throughout
- Calacatta Quartz countertops throughout
- Oversized kitchen island (10' 5" wide x 6' 3" deep)
- Ram Low E windows throughout
- Interior/Exterior LED lighting fixtures throughout
- Entryway Front Door features Double Iron Doors
- Exterior under mount soffit lighting
- Roof Standing Seam Metal & Composition

- Wine grotto features, ice maker, wine cooler, hammered bar sink
- Provenza Engineered Oak Wood floors, UV Cured oil, 7.44" Wide Plank
- Modern 72" Linear Gas burning fireplace
- Thermador 48" freestanding range. Thermador 48" refrigerator / freezer
- Prewired for sound throughout
- Features 2 kitchen sinks. Farm house sink with disposal. Vegetable sink with disposal
- Features 2 icemakers in kitchen and wine grotto
- Utility room sink
- Guest casita featuring privacy access (mother- in- law suite)
- Nickel Gap Ship lap featured on master bedrooms walls. Ship lap throughout
- High ceilings throughout (10ft to 14ft)
- Groin ceilings off entryway in Wine Grotto and Master Closet
- 7 1/4" baseboards throughout
- Stairwell in garage leads to massive dry storage area above garage and in attic. (Easily store holiday decorations or converts easily to bonus room.)
- Maple built in custom cabinets (stained) Laundry room, guest casita, bedroom 2, bedroom 3
- Custom cabinets though out
- Builders warranty included

Entryway / Foyer:

- 14' high ceiling
- Double iron doors entryway
- Chandelier in center of foyer
- Shiplap accent wall
- Level 5 drywall finish through out
- 7 1/4" baseboards through out
- Groin ceiling off entryway
- Provenza Old World Fossil Stone Provenza Engineered Oak Wood floors, UV Cured oil, 7.44" Wide Plank

Study:

- 12' high ceiling
- Painted wood / glass doors
- 8" x 8" decorative cedar beams on ceiling
- Office built ins
- Free floating shelves (white washed maple)
- Provenza Old World Fossil Stone Provenza Engineered Oak Wood floors, UV Cured oil, 7.44" Wide Plank

Great Room:

- 12' high ceiling
- 8" x 8" decorative cedar beams on ceiling
- Built in niche cabinets
- 72" Modern linear gas burning fire place trimmed in Calacatta Quartz
- Decorative ship lap fireplace to the ceiling
- Prewired for sound
- French doors open to lanai
- Provenza Old World Fossil Stone Provenza Engineered Oak Wood floors, UV Cured oil, 7.44" Wide Plank

Wine Grotto:

- 14' high groin ceiling
- Built in storage for wine bottles
- Wine cooler refrigerator
- Kitchenaid Icemaker
- Free floating shelves (white washed maple)
- Herringbone backsplash (White subway tile)
- Calacatta quartz countertop
- Provenza Old World Fossil Stone Provenza Engineered Oak Wood floors, UV Cured oil, 7.44" Wide Plank

Dining / Café

- 12' cathedral ceiling
- 8" x 12" decorative cedar beam
- Decorative fixture hanging from center of cedar beam
- China alcove
- French doors open to lanai
- Provenza Old World Fossil Stone Provenza Engineered Oak Wood floors, UV Cured oil, 7.44" Wide Plank

Kitchen:

- 12' to 14' high ceilings
- All custom cabinets
- All custom cabinets go to ceiling
- Upper cabinet shadow box with LED lighting
- 15 ft decorative center ceiling. 4" x 4" decorative cedar beams. Decorative nickel gap ship lap.
- Thermador appliance package
- 48" Thermador dual free standing range stainless (2 convection ovens) (6 gas burners with griddle)
- 48" Thermador refrigerator / freezer
- Thermador 24" built in microwave
- Thermador Emerald dishwasher
- Pullout spice racks on either side of oven range, Built in paper towel rack
- Under cabinet lighting
- Painted Vent hood with decorative white wash maple band
- Oversized island (10' 5" wide x 6' 3" deep)
- Island has storage along entire width of island
- Farmhouse kitchen sink with disposal, Vegetable kitchen sink with disposal
- Herringbone backsplash (white subway tile)
- Free floating shelves (white washed maple)
- Provenza Old World Fossil Stone Provenza Engineered Oak Wood floors, UV Cured oil, 7.44" Wide Plank

Butler's Pantry:

- Oversized walk-in pantry with tons of shelves
- Custom cabinets' bottom and top
- Under counter lighting
- Calacatta quartz countertops
- 10' high ceiling
- Provenza Old World Fossil Stone Provenza Engineered Oak Wood floors, UV Cured oil, 7.44" Wide Plank

Master Bedroom:

- 12' high tray ceiling
- Nickel gap ship lap on walls
- Master bedroom door access to lanai
- Sliding decorative barn door to master bathroom
- Provenza Old World Fossil Stone Provenza Engineered Oak Wood floors, UV Cured oil, 7.44" Wide Plank
- Security system keypad

Master Bathroom:

- 12' cathedral ceiling
- 8" x 12" decorative cedar beam
- Decorative fixture in center of bathroom
- Oversized Free standing bathtub
- Oversized shower for 2 (triple heads) with bench
- Built in shower storage
- Oversized walk in linen closet
- Oversized vanities (his and hers)
- Calacatta quartz countertops
- Custom framed mirrors
- Tile floors throughout bathroom

Master Closet:

- 14' high decorative groin ceiling
- Tile floors throughout closet
- Built ins
- Professional oversized designer closet with built ins. Features center closet island
- Decorative fixture hanging from center of groin ceiling

Club Room

- 12' cathedral ceiling
- 8" x 12" decorative cedar beam
- Ship lap accent wall
- Club room door access to lanai / outdoor kitchen
- Storage built ins
- Calacatta countertop
- Built in for refrigerator
- Large sports closet off club room for storage
- Provenza Old World Fossil Stone Provenza Engineered Oak Wood floors, UV Cured oil, 7.44" Wide Plank

Media Room:

- 11' high ceiling
- 8" drop for media room
- Prewired for media
- Level 5 drywall finish
- Memory foam carpet pad
- Designer carpet

Laundry Room:

- 10' high ceiling
- Maple built in cabinets (stained)
- Quartz countertops
- Free floating shelves (white washed maple)
- Stainless steel farm house sink
- Brizzo faucet
- Gas or electric dryer hookup
- Decorative tile floors

Mud Room:

- 12' high ceiling
- Ship lap accent wall
- Built ins (bench w/ hanging space)
- Garage entry access
- Security system keypad
- Provenza Old World Fossil Stone Provenza Engineered Oak Wood floors, UV Cured oil, 7.44" Wide Plank

Guest Casita (mother-in-law suite):

- 11' high cathedral ceiling
- 8" x 12" decorative cedar beam
- Separate privacy entrance from the primary home
- Sliding decorative barn door to bathroom
- En suite bathroom
- Quartz bathroom countertops
- Maple built in cabinets (stained)
- Built in makeup vanity
- Custom mirrors
- Memory foam carpet pad
- Designer carpet
- En suite closet

Bedroom 2:

- 11' high cathedral ceiling
- 8" x 12" decorative cedar beam
- Ram windows
- En suite bathroom
- Shower / bathtub combo
- Quartz bathroom countertops
- Maple built in cabinets (stained)
- En suite closet
- Memory foam carpet pad
- Designer carpet
- Level 5 drywall finish

Bedroom 3:

- 11' high tray ceiling
- Ram windows
- En suite bathroom
- Shower / bathtub combo
- Quartz bathroom countertops
- Maple built in cabinets (stained)
- En suite closet
- Memory foam carpet pad
- Designer carpet
- Level 5 drywall finish

Garage:

- 10' high ceiling
- 4 car garage (oversized)
- Tall overhead door header for large vehicles
- Stair case landing to attic. Extra built out storage above garage.
- Massive dry storage area above garage and in attic. (Easily store holiday decorations or converts easily to bonus room.)
- Garage entrance into house
- Garage entrance into house located between both overhead garage doors.
- Concrete slab

Outdoor:

- 861 sq.ft covered porches (lanai)
- Bermuda grass front and back yard
- Entire property fenced (painted wood fencing with horse wire) (no animals getting in or out)
- Complete Sprinkler system coverage (18) zones
- 6" gutter / downspouts

- Extra concrete parking space in front by sidewalk
- Under mount soffit lighting
- Outlets in soffits all around the house
- 360 degree flood light coverage
- 4 Farmhouse light fixtures by garage
- Multiple electrical boxes for outdoor lighting
- Privacy pathway to guest casita (mother-in-law suite)
- Double gates on left and right side of property

Outdoor kitchen:

- Full outdoor kitchen including large Coyote grill (stainless steel)
 - Outdoor built in refrigerator (stainless steel slide out trash, stainless steel compartments under grill and sink)
 - Outdoor cooking sink with Brizzo faucet
 - Honed granite countertops
 - Coaxial and Ethernet connection on back porch
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