

2201 Avalon Place

Houston, TX 77019

Additional Information

Formal Entry 17x19.6
Double front door entry with custom iron doors by Jim Weber
White marble floor with black granite border & insets
Recessed architectural lighting with Lutron dimmer
Double crown molding
Handsome spiral front stair to levels 2 & 3.
Iron railing by Jim Weber,
 White marble steps, black granite risers
 Wine closet under stairs
 Marble floor
 PDT Plus climate control wine cooler
 Grass cloth window covering
 Redwood wine racks for 750+ bottles of wine
 Automatic light
Key pad controls for sound system and alarm system
Coat closet with automatic light
Double solid wood doors with faux paint to living room & library
Cased opening to morning room
 Formal Powder Bath
 Separate vanity & water closet
 White marble floor with black granite border & inlays
 Crown molding
 Recessed & wall sconce lighting
 Kohler pedestal sink with brass fixtures, stainless legs & shelf
 Brass hardware
 Grass cloth shade
 Wall mirror
 Private water closet with pocket door

Living Room 17 x 26
White marble floor, diamond set with black granite border & inlays
Crown molding
Recessed architectural lighting with Lutron dimmers
Views of pool & patio through floor to ceiling bay window
Wood burning fireplace
Black granite hearth & surround,
Wooden mantle
Built-in recessed speakers
Double solid wood doors to library
Double solid wood doors to entry

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Additional Information

- Library/Den** 18.9x13.3
Accessed through living room or French doors from exterior
Double wood entry doors
Hardwood floors
Double crown molding
Adjustable built-in bookshelves with faux paint
French doors with views and access to pool
Built-in recessed speakers
Key pad control for sound system
Accessed through living room or French doors from exterior
Private Dry Bar 8.8x2.9
 Granite counter
 Built-in under counter refrigerator
 Glass & bottle storage
- Morning Room/ Breakfast Room** 14.6x13.10
Octagonal shape
Chandelier
Floor to ceiling windows with transoms
 Views to backyard and pool
White marble floor, diamond set with black granite & inlays
Double crown molding
Recessed architectural lighting with Lutron dimmers
Built-in recessed speakers
3 separate mirrored front china/storage closets w/adjustable shelving
Key pad control for sound system
Pocket door to kitchen
Double wood doors to dining room
Cased opening to entry
- Dining Room** 23.3x15.2
White marble floor with black granite & inlays
Crown molding
Recessed lighting with Lutron dimmers
Wired for 2 chandeliers
Built-in recessed speakers
Two (2) sets of double French doors with transoms to pool & patio
Floor to ceiling casement windows with transoms
 Access to mud room, garage & elevator
 Elevator to 3 levels
 Alarm keypad
 Door to garage
 Back stairway to upstairs playroom, bedrooms, laundry room,
 & exercise room
 Carpet on stairs
 Storage cabinets

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Additional Information

Kitchen

12 x 29
Hardwood floors – Medici Collection French Oak 9” planks
Recessed lighting with Lutron dimmers
Three chrome hanging light fixtures over island
Built-in recessed speakers
Siberian white honed marble counters with tile backsplash
Yekaterina Palacial marble countertop island with storage
Stainless 36” Subzero refrigerator
Stainless 36” Subzero freezer
Stainless Thermador commercial grade free standing stove with double ovens and 6 burners
Custom decorative tile backsplash at stove
Stainless steel Thermador vent hood
Stainless Thermador built-in microwave
Stainless Thermador built-in warmer
Stainless KitchenAid dishwasher
Stainless KitchenAid icemaker
Kohler undermount porcelain farm sink
Disposal
Kohler fixtures
Soap dispenser
Dual action hot/cold purified water faucet
Under-sink reverse osmosis purification system
Decorative pewter pulls
Built-in desk with file cabinets with views to garden
Butler’s pantry
Pantry with shelving and stainless pull-out drawers
Built-in double glass front Subzero wine refrigerators (2)
Service ½ bath (4.8x4.4) with pedestal sink, Kohler commode and sink
Back door to gated driveway entry and garage
Storage closet under back stairs
Pocket door to morning room/breakfast room
Doorway into dining room

Second Floor

Second Floor Landing

25.7x6.3
Crown molding
Hardwood floors
Recessed lighting
Double French doors with side light to east facing balcony with an iron railing
Wall space for art and furniture
Stairs continue up to 3rd floor

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Additional Information

Master Suite Master Bdrm

19.2 x 19
Hardwood floors with granite threshold at entry
Crown molding
Built-in stereo speakers
Wired for flat screen TV
Insulated shades and custom drapes
Floor to ceiling windows with transoms with pool views
Control key pad for sound system
Alarm pad
Wall light sconces
Doorway to her bath and closets
Doorway to his bath and closets

Her Bath

11 x 11.2
Center foyer 7.9 x 7.7
Chandelier
Carerra marble floor with octagonal inlay
Free standing Ultra spa tub with custom hardware
Remote and wall panel control
Oversized Cesame apothecary pedestal sink
Nickel and glass hardware
Glass mosaic tiled walls wainscoting
Crown molding
Recessed lighting with Lutron dimmer
Wall control for sound system
Linen storage and hamper
Private water closet with bidet
Wall sconces

His & Her

Walk-in Closets

21.8 x 8
California Closet System
Recessed lights
Single and double hanging
Drawer and cabinet storage
Pull down hanging
Obscured glass wardrobe shoe storage and shelving
Floor to ceiling mirror
Carpet
Access to baths

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Additional Information

His Bath	16.4 x 9 Recessed lighting Marble floor Marble counter with under mount sink Mirrored medicine cabinet Wall sconces Elevated TV tray with cable and electrical outlet Phone jack Frameless shower door Bench seating in shower Private water closet with window, Roman shade
His Closet	11.5 x 8.2 California Closet system Built-in 5 drawer bureau Shoe racks Storage racks, and suit/shirt pull out rod Carpet Round window with outside views
Bedroom #2	15 x 16 North bedroom Double door entry Hardwood floors Crown molding Recessed lighting Ceiling fan with light fixture Walk-in closet with built-in 5 drawer bureau and shelves Round window w/outside views Custom Roman shades Private full bath (9.5 x 5) Marble floor Recessed lighting and wall sconces Marble counter with under mount sink Tub/shower with marble surround Pewter fixtures Wired for TV Linen storage cabinet
Gameroom	12.4 x 15.3 Hardwood floors Recessed lights Crown molding Adjustable book/display shelving over cabinet storage Built-in speakers Casement windows with transoms Views to backyard and pool Access to front and rear stairways

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Additional Information

- Bedroom #3** 15.3 x16.3
Middle bedroom
Hardwood floors
Ceiling light fixture
Roman shades
Large walk-in closet with built-in drawers & adjustable shelves
Casement windows facing east
- Hall Bath** 12.4 x 5
Serves bedroom #3 and playroom
Recessed lighting
Marble floor
Marble counter with under mount sink
Mirror with wall sconces
Tub/shower with marble surround
Wired for TV
- Bedroom #4** 11.10 x 15.6
South bedroom
Hardwood floors
Recessed lighting
Casement windows facing east
Draperies on brass rods
Walk-in closet with built-in drawers & adjustable shelves
Private bath (7.10 x 6.11)
Marble floor
Marble counter with under mount sink
Mirrored medicine cabinet
Tub/shower with marble surround tile
Wall and ceiling mounted lights
Linen storage cabinet
Kohler sink and commode
- Laundry Room** 10 x 12
Porcelain tile floor
Deep sink with marble counter and decorative glass backsplash
Folding counter with storage below
Upper storage cabinets
Center table with gift wrapping station above
Recessed lighting
- Rear hallway by laundry room**
Linen closet and broom closet
Rear stair to levels one and three
Elevator access

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Additional Information

Level Three

Office/Study 12 x 19
Hardwood floors
Located at landing at the top of front stairs
Custom built-in desk with granite counter
Built-in shelves and file cabinets on curved wall
Casement windows
Recessed lighting & natural light
Panoramic views of neighborhood and downtown

Media Room 16 x 21
Crown and picture molding
2 ceiling fans with light kits
Neutral antelope pattern carpet
Closet for media and stereo equipment
6 light wall sconces
Recessed area for TV

**Upstairs
Kitchenette** 7.2 x 5.5
Hardwood floors
Granite counters with storage, glass mosaic backsplash
Upper storage cabinets with under cabinet lighting
Stainless GE Profile microwave oven
Stainless Summit under counter beverage center
Stainless KitchenAid ice maker

Bedroom #5 12 x 16
Hardwood floors
Chandelier
Recessed lighting
Closet with stainless steel rod and shelving
Desk top area with marble counter

Third Floor Full Bath
Marble floor
Marble counter with under mount sink, nickel faucet with faux wood handles
Wall mirror
Wall sconces
Frameless glass, walk-in shower with marble surround and nickel fixtures

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Additional Information

Exercise Room 20.4 x 19.7
Hardwood floors
Mirrored wall and ballet/exercise bar
Large open area with natural light for equipment, yoga, etc.!
Recessed lighting
Ceiling fan
Large walk-in storage closet (11 x 5.11) w/built-in shelving
2 built-in storage cabinets
Storage cabinetry with granite counter
 Built in refrigerator
Back stair access
Door to roof terrace w/access to kitchenette, media and third floor study
Views to downtown

Roof Terrace
Panoramic views of neighborhood & city skyline
Wooden arbor
Walkway to media room and Guestroom (Bedroom #5)
Wraps around media room
Exterior sconce wall lighting
Iron railing mounted on cast stone top
Water faucets and electrical outlets
Ladder access to upper roof and AC equipment

**Pool & Outdoor Patio/
Backyard** French door access from entry hall, library, & dining room
Limestone decking
Wall sconce lighting and recessed lighting
Outdoor bar with glass mosaic tile counter & backsplash
 Bar sink,
 Cabinet storage
 Ice maker
 Privacy doors

Pool Measures 10' x 54'5" with glass mosaic tile
Approximately 97 lengths equals a 1 Mile swim!
Columned arched wall fountain with glass mosaic tile
Solid stucco wall with concrete cap
 Potting area
 Iron gate by access to front driveway for pool & yard service
 Glass mosaic tiled floor

Pool Bath
Walk-in shower with glass mosaic tiled floor and walls
Glass shower enclosure
Recessed lights
Kohler pedestal sink
Kohler commode
Wall mirror

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Garage

Fluorescent lighting
Two (2) water heaters with circulating water system
Stainless storage racks and shelves
Door to pool & patio
Rainbird sprinkler control box
Epoxy flooring

Additional Information

Home designed by architect Shafik Rifaat
Iron driveway gate with automatic opener
Back door doorbell
Front stucco wall with iron double gates to enclosed entry courtyard
Professionally landscaped
Double paned aluminum clad Pella windows and doors
Lutron dimmers on most light switches
Copper gutters & downspouts
Solid wood doors throughout
Panasonic phone system 23 extensions, 6 phone lines and intercom
Large capacity mail box with drop slot

Exclusions

Washer and dryer
Chandelier in breakfast room
Chandelier in dining room
Porsche garage charger
Media room electronics, speakers and hardware

For Additional Information Contact
Robert Bland

COMPASS

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All information deemed to be accurate. All room dimensions are approximate. Not guaranteed