



Keller Williams Memorial
Office: 281.710.2005 / Fax: 713.467.6226
950 Corbindale, Suite 100 Houston, TX 77024

13527 KLUGE CORNER LANE

OVERALL COMMENTS:

Chose Kluge Lake since it was a gated, boutique community with huge treed lots and provided the ability to choose our own custom builder.

Truly "custom" home; set back from street with almost 1 acre of land. Saved as many trees as possible – many well over 120 years old.

Brandon Lynch with Keechi Creek Builders did an amazing job.

Would describe as having "Rustic Charm" or "French Country Rustic" feel. Huge front and back porches – incredibly warm and inviting.

EXTERIOR:

Authentic Stone from Arkansas (Antique Hillbilly); Commercial Antique Brick from Western Brick; Stucco

Down Lighting with separate electrical switch

Christmas Lighting with separate electrical switch and outlets on roof

Sprinkler System with Mosquito Treatment

Storage Galore

Extensive Driveway with basketball goal

Detached Oversized Garage with 3-car covered porte-cochere: great for boats, sports cars, UTV's, workout gym, etc.

- 2 huge storage closets with doors
- Sink/cabinets & Drain
- HUGE above garage storage
- Perfect area for Garden behind garage

Attached Oversized Garage

- Built-in shoe storage
- Huge storage closet with doors

Garage Door Keypads PLUS interior security alerts for open doors

BACK YARD OASIS:

POOL:

- Huge hot tub with "sparkle" pebble tec
- Grotto; Diving Board / Jumping Rock with deep end
- Pool inserts for umbrellas; sun decks; pebble tec
- Rock Waterfall; (2) Fire/Water Copper Bowls (Gas); Bubblers
- LED Lighting with remote

- Huge pool deck with area for tanning
- Wood-burning Fire Pit with Gas start
- Outdoor Shower
- Landscape Lighting around Pool

OUTDOOR PATIO:

- Slate patio floor
- Gas Grill with additional External Burner
- Sink/Multiple Storage Areas/Trash Drawer
- Custom Stone Wood burning Fireplace with Stone Chimney; Gas start
- Custom enclosed Media Cabinet
- Surround Sound Speakers
- (2) Roll down shades beside fireplace

FRONT PATIO:

- Metal Roof
- Slate patio floor
- Stone columns
- Lanterns/canned lighting
- Custom double-door with iron scroll

INTERIOR:

- Green Certification
- Aging in Place Certification (wheelchair accessible guest area downstairs)
- FEATURED IN TODAY'S BUILDER T.V. SHOW
- Full house spray foam insulation
- Full house Natural Springs Water Filtration
- Pella double-paned windows throughout
- Plantation Shutters throughout
- Sunbelt Designer anti-glare Window Film on all other windows (Cold Steel 50)
- Engineered Hard Wood Floors – Walnut Apache
- Travertine
- Additional Sound Reduction added to walls
- All bathrooms have in-drawer electrical outlets for hairdryers, etc.

Entry:

Unique, custom cedar ceiling design

2-story ceiling with 21 foot height

Curved staircase with iron railing

Powder Room:

Rare Onyx remnant (can't get anymore)

Copper waterfall sink

Pocket Door

Chandelier

Polished Travertine

Study:

Vaulted ceiling with custom cedar beams

French doors

Dining:

Authentic 100 + Year Old Antique Tin Ceiling Tile

3-Dimensional Cedar Coffered Ceiling

Sconce, Chandelier & Tray Lighting

Bay Windows

Butler:

Barrel Ceiling with chandelier

One of a kind Granite live-edge remnant

Under cabinet lighting/ wine rack

Custom faux paint

Pebble Floor transition between wood/travertine

Kitchen:

Custom distressed cabinetry

Oversized copper sink

Oversized Island with extra sink

Oversized Pantry with custom Walnut Door/ auto light

Appliance Garage

Under cabinet lighting

Cedar Beams

Travertine Floors with "Rug" transition into Family Room

Tumbled Travertine backsplash

Separate Ice Machine

Rare Onyx Remnant – Pass through with antique glass cabinets

2 Stone Archways

Butt-glass curved windows with custom window treatments

Family Room:

Triple Tray ceiling with unique cedar ceiling design

16 foot ceiling height

Custom stone wood burning fireplace with stone chimney (gas start)

Cedar mantle

Custom book cases beside fireplace

French doors to patio

Huge windows to patio/back yard

Guest Room/Bath:

Downstairs with wheelchair accessibility
Certified "aging in place"
Tray ceiling with tray lighting
Auto closet light

Master Bedroom:

Separate A/C thermostat in master
Vaulted ceiling with cedar beams
Bay windows
Woven wood window treatments

Master Bath:

Tray ceiling with hexagon shape
Travertine tile "rug" to mirror ceiling shape
Custom Stained Glass window with exterior remote control shade
Double crown molding
Hydra Spa Jetted tub
Customer shower with rainfall, wand, body sprays
Herringbone inlay feature in shower with pebble floor
Travertine counters/floors
Custom mirrors
Separate water closet
Dual vanities
Dual closets with built-in drawers in both

Mud Room:

Custom cabinetry and paint
Desk
Doggy Room
Back Stairs

Laundry Room:

Crystal Chandelier and knobs
Extra storage/counter space
Custom window treatment

UPSTAIRS:

Game Room:

Tray ceiling with tray lighting

Built-in Desk

Built-in Storage/Entertainment Center

Media Room:

Surround Sound

Closet

Microwave/Fridge

Bedroom 1 & Bedroom 2:

Huge Loft

Built-in Bookshelves

Built-in chest of drawers

Pocket door – closet

Wood Floors

Bedroom 3:

Octagon Tray Ceiling

Bath 1:

Stand-up Shower

In-drawer outlets

Bath 2:

Tub/shower combo