

4003 Mrsny Ct

Updates & Special Features

Characteristics:

- ❖ Builder & year: Mason Luxury Homes in 2005
- ❖ Square Footage: 6,631 sqft
- ❖ Bedrooms: 5/6
- ❖ Full baths: 4
- ❖ Half baths: 1
- ❖ # car garage: 4 car attached and oversized garage

Notable Features:

- ❖ Formal courtyard with Milford Green Pennsylvania flagstone
- ❖ City park-like custom pool and fountain
- ❖ Private enclosure with 6' brick wall
- ❖ Milford Green Pennsylvania flagstone
- ❖ Wall fountain with 4 scuppers
- ❖ 6 decorative concrete pots with drip irrigation
- ❖ Extensive FX Luminare lighting
- ❖ Central controlled electrics with remote
- ❖ Custom wrought iron gates, installed in 2019
- ❖ River rock landscaping installed in 2019
- ❖ Climate controlled, glass enclosed patio with access to courtyard
- ❖ Separate guest quarters with full kitchen, full bath (with grab bars, wheelchair access ramp), stone flooring throughout (2015) and a new range and dishwasher in 2019.
- ❖ Upgraded flooring in 2015-Travertine stone throughout kitchen, butler's pantry, kitchen pantry and half bath. Brazilian Cherry wood extended to the steps and throughout upstairs bedrooms, closets, game room and sitting area.
- ❖ Built in dressers in all bedroom closets
- ❖ 2 x 6 construction; 8' doors throughout first floor
- ❖ Intercom – central audio with ceiling speakers throughout most of the home
- ❖ Icynene attic foam insulation & 6' cellulose in exterior walls.
- ❖ Interior wall soundproofed with cellulose insulation in most interior walls and between floors.

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- ❖ Oversized 4-car garage • 30' deep x 43' wide (1290 sq. ft.); storage cabinets, sink, built in double sided fridge, pull down to full attic storage; ceiling fans, fiberglass insulation, radiant barrier and ridge vent.
- ❖ HVAC System - 20 Seer Heat Pump system with zone controller; 16 seer cooling systems; 95% direct vent Gas Furnace (top of the line model); fresh air exchanger, total redo of ducting system (supply/return 2010); mini split heat pumps on enclosed porch (2 units); mini split heat pumps in two room additions upstairs (2017)
- ❖ 1' water mainline; Rainsoft water softener (new system, 2019)
- ❖ Generac 36kW generator (2015) powers entire home.
- ❖ Room additions· approximately 1300 sq. ft. of attic space converted to two rooms, minisplit units in each room.
- ❖ Kitchen Remodel 2015 •Subzero Fridge & wine fridge, Wolf 6 burner gas cooktop, Jenn-Air microwave & double oven, Bosch dishwasher; stainless farm sink, travertine /flooring, painted cabinets, new granite countertops/backsplash.
- ❖ French drains added to front yard (2016), sprinkler system serviced/revamped 2019.
- ❖ Porte-cochere enclosed with wrought iron gate and wrought iron fencing and limestone pillars (2015).
- ❖ Metal roof installation in 2016

Top Ten things we Love about our Home

- ❖ We love our yard, lots of trees in all the right places. Pool/courtyard area is clear of trees but has breathtaking view of the towering pines/oaks in the back of the property. The sunsets are amazing. Plus it's so private, you feel like no one else is around.
- ❖ Quiet cul-de-sac in a fabulous neighborhood. We are close to several major freeways with easy access to downtown/galleria area and close to Bush Intercontinental Airport but we feel like we are tucked away in our own private world.
- ❖ THE. BEST. NEIGHBORS - there are only 4 homes total on our cul de sac and all of our neighbors are WONDERFUL! We will truly, truly miss them.
- ❖ Storage, storage everywhere! I'm not sure how they managed to put as much storage in this home as they did but it's amazing. The oversized garage comes in handy too...and more storage above the garage!
- ❖ This home is so well insulated that you rarely hear any outside noise. It's also apparent when using the A/C in summer and heat in winter.

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- ❖ Beautiful sunrises sitting on the front porch drinking your coffee and breathtaking sunsets sitting out by the pool/sunroom.
- ❖ THE SUNROOM! This is probably my most favorite area of the house. So versatile and with the split units it can be used all year round and you stay warm and cozy or cool and comfy.
- ❖ On a clear night you can see all the stars!
- ❖ If you take a walk at the right time of day you will see the neighborhood family of deer. There is also a lake that is a walkable distance where you can enjoy a sunset or take the kayaks and watch the sunset on the water!!
- ❖ Low. Property. Taxes!! What's not to love about that? But in all honesty, we love this house so much. We have so many great memories here and we wish were able to pack this home up and take it with us to our farm. We hope that whoever lives here after us falls in love with it as much as we have.