



CHRISTIE'S
INTERNATIONAL REAL ESTATE

5175 Huckleberry Circle

Houston, Texas

Exterior:

- Two-story home with stucco, stone and cedar wood-plank cladding
- Unique curved front elevation with architectural lighting
- Shingled roof is multi-gabled and multi-directional
- Beautifully maintained front lawn with mature landscaping and seasonal gardens
- LED landscape lighting and timed lights at portecochere
- Walkway with pavers leading from street to entryway
- Overhead gas lanterns on stone porch
- Four additional surveillance cameras and RING video security doorbell
- Concrete flatwork with flagstone-texture overlay
- Insulated windows with red brick detailing and cedar shutters
- Gated and covered porte-cochere leads to motor court and garages
- LiftMaster electric security gate
- Covered walkways from garages to house
- Lush landscaped backyard with poolside stone patio
- Standard and discreet trash pick-up by HOA

Pool Area Features

- Oasis-style heated pool with separate jetted spa
- Waterfall wall and gas fire bowls
- Elevated sitting area with large stone gas fire pit
- Lush mature landscaping with LED landscape lighting

Covered Outdoor Living Area (30 x 9)

- 12' stained wood ceiling with recessed LED lights
- Ceiling fans and Sonos system speakers
- Area equipped with Sunbrite mounted TV
- Reclaimed red brick floorings in basket-weave pattern
- Spacious area perfect for outdoor living and al fresco dining
- Framed by four sets of French doors with transom windows

Mechanical Elements

- Oasis-style heated pool with separate jetted spa
- Waterfall wall and gas fire bowls
- Elevated sitting area with large stone gas fire pit
- Lush mature landscaping with LED landscape lighting

Interior Highlights

- Hand-plastered ceilings and walls
- Reclaimed longleaf pine flooring throughout the home
- Honed travertine limestone flooring laid in Versailles pattern
- Red brick accent flooring in herringbone and basket weave patterns
- Stacked-and-mortared stone accent walls
- 12" rough-hewn wood beam lintels
- Ceilings with 12" finished, stained wood beams
- Grand circular staircase with rustic pine treads and 8" x 8" wood beams overhead
- 8' tall solid-core painted doors throughout
- Hand-plastered doorway and window openings, custom rounded corners with no casing
- Heavy-cast solid antiqued brass door hardware
- 7" painted baseboards
- First floor primary bedroom with bay window seating area and separate exterior door
- 4 secondary bedrooms each equipped with an en-suite bathroom with tub and shower
- Second primary suite complete with sitting area, en-suite bath, palatial closet
- Spacious game room with adjoining bathroom featuring a walk-in shower
- Carpeted media room
- Approximately 125 LED ceiling lights and closet fixtures
- 5 new programmable NEST thermostats
- Sonos sound system with ceiling speakers and complete iPad control

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Interior Highlights

- ASG Security System (termination in secondary bedroom closet)

Entry Foyer (18 x 16)

- 22' ceiling
- 12" x 12" reclaimed timbers (installed as archway lintels)
- Honed travertine limestone flooring
- Coat closet

Formal Living Area with Fireplace (19 x 17)

- 22' ceilings with recessed LED lights
- French doors with an end wall of windows
- Travertine limestone flooring
- Gas log fireplace with 7' wide cast stone
- 3 divided-light clerestory windows
- 3 sets of divided French doors with transom windows (1 set operable, opens to covered outdoor living area)
- Divided-light French pocket doors lead to the kitchen

Hospitality Bar

- Walls of stacked-and-mortared stone
- Custom cabinetry with multiple pullout drawers
- Glass storage in upper cabinet
- Floors made from reclaimed longleaf pine wood

Wine Storage

- Polished marble counters and backsplash with oil rubbed bronze undermount sink and faucet
- Under-cabinet wine cooler that holds up to 56 bottles
- LED task lights and ambient accent lighting
- Opens to the formal living area

Formal Dining Area

- 12' double-tray ceiling with recessed LED task lights
- LED wall lights
- Arch-topped picture window with transoms that overlooks the front gardens
- 2 operable casement windows
- Floors made from reclaimed longleaf pine wood
- Light fixture made from Murano art glass

Hallway To Porte Cochere (25 x 5)

- 12' Ceiling with LED recessed lights
- Floors made from reclaimed longleaf pine wood
- Leads to wine storage, powder room and walk-in pantry

1st Floor Half Bath (9 x 7)

- 52" wide crema marble counter with undermount sink
- Ornate iron-work vanity skirt
- Framed wall mirror
- Wall sconce accent lights
- 8-pane divided light picture window with natural fiber window shade overlooking front gardens
- 8" deep marble commode shelf

Walk-In Pantry (9 X 4)

- Spacious pantry with 6 wrap-around shelves
- LED wall fixtures
- NOTE: this area aligns with the second floor hall closet, convenient for possible elevator installation)

Drop-N-Go Walk-Thru

- Solid 2-panel pocket door from porte-cochere hallway
- 5' wide built-in desk with glass top and deep drawers for maximum storage space
- Reach-in storage cubbies with cabinet doors

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Gourmet Kitchen (21 x 14)

- 12' ceiling with recessed LED lights
- Island pendant light fixtures
- Floors made from reclaimed longleaf pine wood
- Painted cabinetry with full-inset, raised-panel doors and drawers with bead detailing
- Two-tier 9' wide kitchen island with granite counters and optional bar seating
- Island equipped with built-in VIKING microwave and undermount stainless steel vegetable sink with oil rubbed bronze faucet and sprayer
- Under-cabinet lighting
- KOHLER double-well white farm sink set in granite counters
- BOSCH stainless steel dishwasher with painted cabinetry front
- Built-in china cabinet with seeded-glass and raised-panel doors plus 2 cutlery drawers
- 48" wide side-by-side SUB-ZERO refrigerator freezer with raised-panel cabinetry fronts
- 48" wide THERMADOR 6-burner gas range with skillet top and double-oven
- Pot filler wall faucet
- Pullout spice rack
- Deep drawers adjacent to range for storage of pots and pans
- DACOR stainless-steel hood vent with dimmable task lights set between decorative painted corbels
- Stone subway-tiled backsplash with harlequin pattern backsplash over range
- Built-in vertical storage rack for trays and platters

Breakfast Area (10 x 8)

- Floors made from reclaimed longleaf pine wood
- Recessed bay window niche with east-facing casement windows
- Ornate wall sconces
- Insulated divided-light entry door leading to covered grill area and 2-car

Family Room with Fireplace (16 x 16)

- Floors made from reclaimed longleaf pine wood
- 12' ceiling with recessed LED lights, ceiling fan and speakers
- Stone-faced gas log fireplace with finished wood beam mantel and stone floor hearth
- Directional LED light over mantel
- Divided-light picture windows with transoms overlooking backyard
- French Doors open to pool and covered outdoor living area

Hallway to Primary Bedroom (17x5)

- 12' ceiling with LED lights
- 12" rough-hewn wood beams
- Travertine limestone flooring
- Lighted wall niche perfect for art presentation

Home Office (14 x 12)

- 12' ceiling with recessed LED lights and speakers
- 5" wide reclaimed longleaf pine flooring
- Pair of light French doors
- Tray-ceiling with inset smooth-finished wood beams and hanging light fixture
- Pair of casement windows overlooking backyard area

1st Floor Primary Bedroom (19 x 15)

- 12' tray ceiling with smooth-finished 12" wood beams
- Travertine limestone flooring
- Spacious bay window seating area with draperies overlooking pool
- Casement windows with draperies
- Orbital hanging light fixture
- Divided pool access door with upholstered privacy shade

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Primary Bathroom Foyer

- Pocket door from primary bedroom
- Built-in coffee bar with marble top and beverage chiller
- Electric outlets for appliances

Primary Bathroom (17 x 9)

- Honed travertine limestone flooring
- 12' tray ceiling with recessed LED lights and rough-hewn wood beams
- Two vanities with polished marble countertops, undermount sinks and furniture-grade cabinetry
- Beveled glass vanity mirrors flanked by wall scones
- Divided-light clerestory windows
- Tiled wet area with barrel ceiling, recessed LED lights and cast stone decorative cornice
- 4' x 5' walk-in shower with 12" deep seat backsplash
- Crema marble tile tub/shower
- Soaker tub with recessed LED light
- 8-panel picture window with natural fiber shade
- Luxurious jetted tub with polished marble deck
- Separate commode closet with built-in linen cabinet

Secondary Bedroom #1 (15x15)

- 12' cathedral ceiling with recessed LED lights and ceiling fan
- Carpeted flooring
- North-facing divided light windows including 2 casement windows
- Reach-in closet with double-paneled solid core doors, storage shelves, double rods and 4-drawer built-in bureau
- En-suite full bathroom with tub/shower and oil rubbed bronze fixtures
- 12" crema marble tile flooring
- Crema marble-top vanity with stone trim

Secondary Bedroom #2 with Separate Study

- (14 x 13) Living area with (16 x 12) Bedroom
- 10' ceiling with recessed LED lights and ceiling fan
- Carpeted flooring
- Study nook with pair of casement windows that overlook the front yard
- En suite full bathroom with tub/shower and oil rubbed bronze fixtures
- Porcelain tile flooring in bath
- Subway tile vanity top and backsplash with overlay sink
- 6"x6" glazed tile tub/shower surround with stone mosaic accent
- Spacious closet off bathroom with carpeted flooring, double rods, custom shelves, and LED ceiling

Corridor Leading To Secondary Bedrooms 3 & 4 (19 x 10)

- Floors made from reclaimed longleaf pine wood
- Fixed divided-light windows overlooking formal living area below
- Recessed LED lights and ceiling

Secondary Bedroom #3 (15 x 14)

- 10' tray ceiling with recessed LED lights and ceiling fan
- Carpeted flooring
- Pair of east-facing windows
- Walk-in closet with shelves, double clothes rods and LED ceiling fixture
- Hub for ASG Security system in closet
- En-suite full bath with tub/shower
- 12" porcelain tile flooring
- 5' wide vanity with overlay sink and built-in medicine cabinet
- Fixed window with natural fiber pulldown shade
- Built-in linen cabinet with laundry hamper
- Soaker tub and shower with 6" x 6" glazed ceramic wall tile
- Decorative tile liner with stone mosaic accent

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Secondary Bedroom #4 (14 x 13)

- 10' tray ceiling with recessed LED lights and ceiling fan
- Carpeted flooring
- Pair of windows overlooking pool area below
- Large air-conditioned walk-in closet (8-1/2' x 8') with double rods, storage shelves, built-in 5 drawer bureau, 5-shelf shoe storage and LED ceiling fixture
- En suite full bath with tub/shower
- 12" porcelain tile flooring
- 5' vanity with subway tile counter and overlay sink with oil rubbed bronze faucet

Primary Closet #1 (15 x 10)

- 12' ceiling with LED ceiling fixtures
- Carpeted flooring
- Large north-facing triple picture window overlooking front yard
- Pair of built-in bureaus with custom drawers and shelving
- 3' wide mirror with storage cabinet bench
- 40' of shoe storage
- Multiple double-tier clothes racks with pull-down rods

Primary Closet #2 with INTERIOR CEDAR CLOSET (11 x 8)

- 12' ceiling with LED ceiling fixture
- Carpeted flooring
- North-facing picture window with storage bench
- Pair of built-in bureaus with drawers and shelves
- Triple-tier clothes hanging racks with pull-down rods
- 25' of shoe storage
- Mirrored-door access to adjoining walk-in cedar closet

Grand Staircase

- Dramatic conical ceiling in silo-inspired design
- 8" x 8" rough-hewn wood beams in 6-spoke pattern
- 22 rustic pine treads with large landing at mid-level
- Beautiful hand-forged wrought-iron handrail
- 4 divided-light picture windows in stairwell
- 15-arm oil rubbed bronze hanging light fixture

2nd Floor Game Room (28 X 9)

- Room equipped with pool table, shuffle board table and mounted television
- 10' raised ceiling with recessed LED lights, 2 ceiling fans and ceiling speakers
- Reclaimed longleaf pine flooring
- Casement windows facing the pool
- Wet bar with granite counters, undermount sink and bar faucet
- Ample storage in lower cabinets faux-finished in copper-foil
- U-LINE brand under-counter beverage cooler
- Bartender's back-bar with stepped granite display shelves flanked by display cabinets with glass shelves

2nd Floor Media Room (18 X 14)

- Pocket door privacy from Game Room
- Carpeted flooring
- Built-in television with ceiling speakers
- Dimmable wall sconce ambient lighting

Full Bath in Game Room

- Porcelain tiled flooring and vanity
- Large walk-in shower with mosaic tile floor and recessed LED light
- Oil rubbed bronze framed shower enclosure and fixtures
- Framed wall mirror with recessed LED light

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2nd Floor Hallway Leading To Optional Bedroom

- Reclaimed longleaf pine flooring
- Recessed LED lights
- Linen cabinet with 4' wide pull-out laundry folding shelf
- Spacious walk-in storage closet with 6 shelves

Laundry Room (14 x 8)

- Flush-mount LED ceiling fixture
- Porcelain 12" tile flooring
- Painted upper-cabinets across washer/dryer wall
- Sink cabinet with tiled countertop, chrome faucet, storage drawers and electric outlet
- Wall cabinet with built-in ironing board
- Pull-out clothes drying rack

Secondary Bedroom #1 (15 x 15)

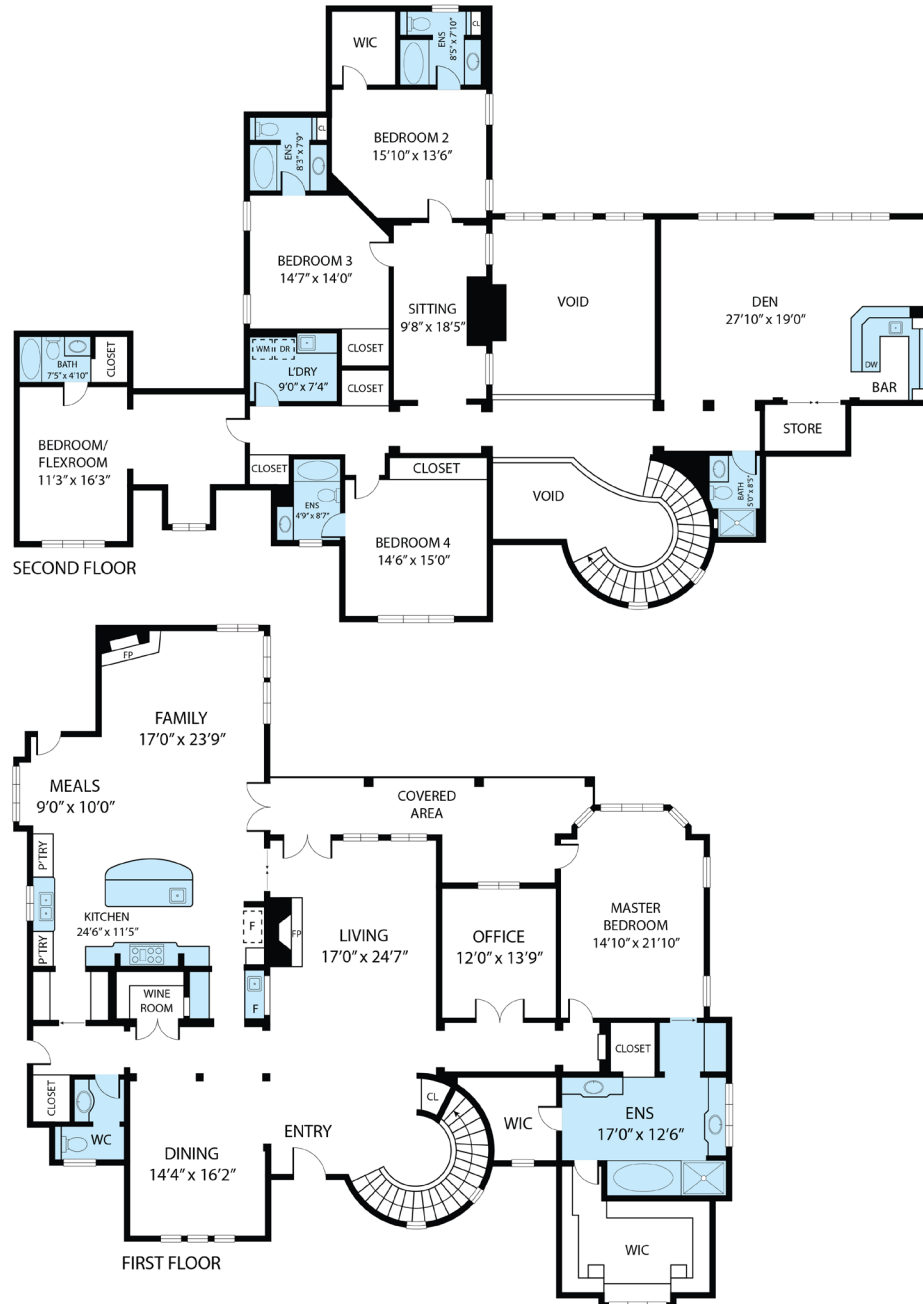
- 12' cathedral ceiling with recessed LED lights and ceiling fan
- Carpeted flooring
- North-facing divided light windows including 2 casement windows
- Reach-in closet with double-paneled solid core doors, storage shelves, double rods and 4-drawer built-in bureau
- En-suite full bathroom with tub/shower and oil rubbed bronze fixtures
- 12" crema marble tile flooring
- Crema marble-top vanity with stone trim

Wine Storage with Iron Gate

- Stained wood ceilings with LED lighting
- Stacked and grouted stone walls with two sconce light fixtures
- Custom herringbone-patterned claimed red brick flooring
- Decorative iron metal gates
- Over 35 stained wood cubbies with storage shelves underneath
- Pass-through hospitality bar with latching gate

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TOTAL APPROX. FLOOR AREA 6,700 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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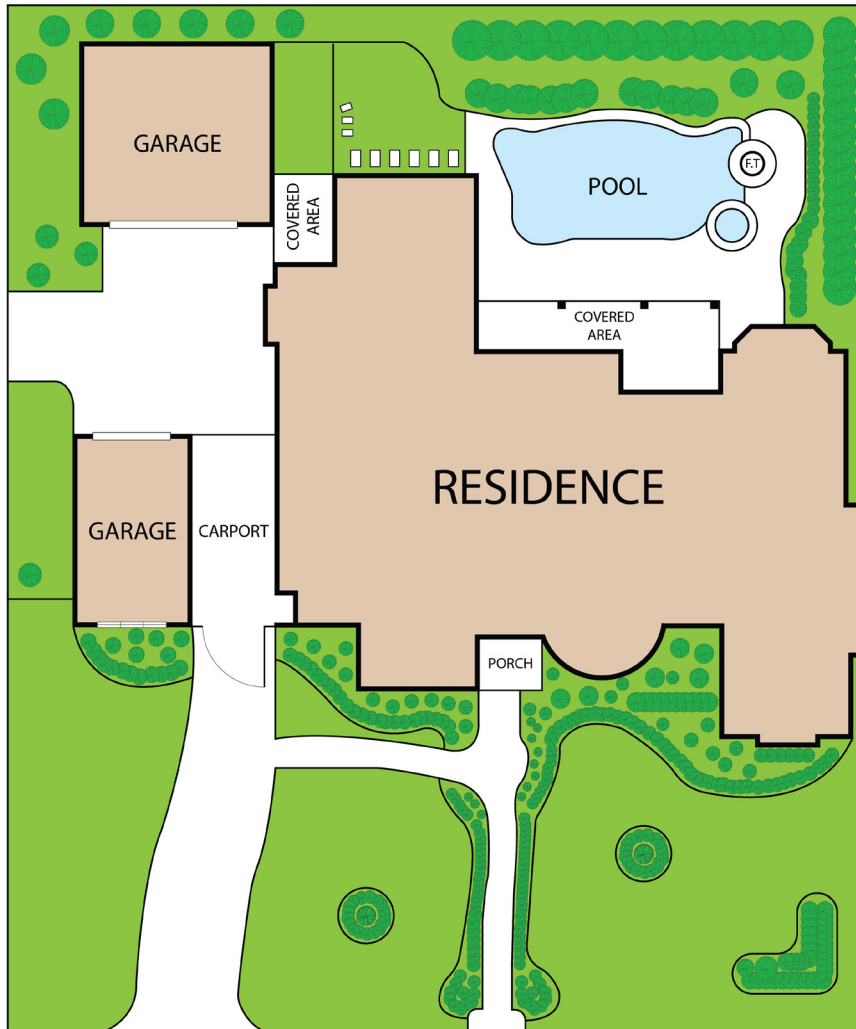
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