

2302 Locke Lane

Meticulously maintained home on lushly landscaped corner lot in the Avalon area of River Oaks. Open mahogany double doors to an impressive, two story entry with cove lit dome ceiling and ascending wrought iron staircase. Flanked by formal dining and living rooms makes this also an ideal entertaining space. Living room leads to a beautiful walnut paneled study with see-through fireplace. Custom floor to ceiling draperies, complete the timeless, elegant look of the formal rooms. Well designed, open floor plan leads to a large cook's kitchen with oversized breakfast area, loads of storage, glass front cherry wood display cabinets and integrated computer work space. Viking appliances with matching wood panel fronts and generous 9' center island makes this kitchen both attractive and functional for cooking and home projects. Large adjacent family room overlooks pool, spa and summer kitchen. The master suite includes a large bedroom with sitting area, coffee bar and dual "his" and "her" baths. The adjacent oversized closet features ample hanging, drawer and shelf storage for almost any wardrobe. Three guest bedrooms all feature en suite bathrooms, walk-in closets and custom plantation shutters. A large living space is located at the top of the back stairs which also serves as a media room with a ceiling mounted projector and fully motorized drop-down screen. Walk to River Oaks Elementary, shops and area restaurants.

(4 Bedrooms; 5 Full and 1 Half Baths; 3 Car Garage; 6,090 Building Sq. Ft. (Per HCAD); 9,198 Lot Sq. Ft. (Per HCAD); Built in 2004 (Per HCAD).)

Foyer – 20' 6" x 12'

- 22' 6" Ceiling with two groin vaulted coves equipped with cove lighting
- Solid mahogany arched double door main entry with beveled glass inserts
- Staircase with solid oak treads, custom wrought iron railing with oak balustrade, and wainscoting running the length of the stairs
- Second floor walkway runs around the entire room with custom wrought iron railing, oak balustrade, and oak hardwood floors
- Coat closet with hanging rack and overhead shelf (potential elevator closet)
- Recessed lighting
- 6" Multi-piece crown moulding
- 9" Multi-piece baseboards
- 18" Travertine tile floors set diagonally

Dining Room – 20' x 14'

- 11' Ceiling
- Four 8-lite cased windows
- Custom silk floor to ceiling drapes with gold gilt drapery rods
- Wired for chandelier
- Arched entry to Butler's Pantry
- Recessed lighting
- 6" Multi-piece crown moulding
- 9" Multi-piece baseboards
- 18" Travertine tile floors set diagonally

Formal Living Room – 20' x 14'

- 11' Ceiling
- Two 8-lite cased windows
- Custom silk floor to ceiling drapes with gold gilt drapery rods
- Double-sided gas and wood burning fireplace with cast stone mantel and hearth; other side of the fireplace serves the Study
- Recessed lighting
- 6" Multi-piece crown moulding
- 9" Multi-piece baseboards
- 18" Travertine tile floors set diagonally

Study – 15' x 13'

- 11' Ceiling
- Double doors with transom to living room
- One 16-lite arched window cased in walnut
- Custom floor to ceiling tapestry drapery
- Double sided fireplace with travertine tile surround and custom walnut mantel; other side serves the Formal Living Room
- Four walnut bookcases; each with five adjustable shelves and one double door cabinet
- Floor to ceiling walnut paneling with a walnut chair railing
- 10" Multi-piece walnut crown moulding
- 18" Travertine tile floors set diagonally

Kitchen – 15' 4" x 15'

- 11' Ceiling with three cherry crossbeams
- One 6-lite window with cherry wood casing with crank function
- Custom Balloon shade
- Granite countertop with 4" diagonally set tile backsplash
- Dual basin stainless-steel sink with gooseneck faucet and hand-sprayer & soap dispenser
- Insinkerator Professional disposal
- Viking double door fridge and freezer combo with cherry wood cabinet façade

- Viking stainless-steel warming drawer (on island)
- Viking stainless-steel 48" range with six gas burners, a griddle, and dual ovens
- Asko dishwasher with cherry wood façade
- Walk-in pantry with five shelves wrapping the whole room (8' 6" x 3' 6")
- Large island with two undercounter drawers, two undercounter spice rack drawers, four undercounter single door cabinets, one undercounter double door cabinet, and two undercounter shelves
- All cherry wood cabinetry
- Eight overhead double door cabinets
- Seven undercounter drawers
- One undercounter trash can drawer with two bin capacity
- Three undercounter double door cabinets and one undercounter single door cabinet
- Undermount cabinet lighting
- Recessed lighting
- 14" Cherry wood crown moulding
- 9" Multi-piece baseboards
- 18" Travertine tile floor set diagonally

Breakfast Room – 15' 6" x 14' 6"

- 11' Ceiling with two cherry wood crossbeams
- Three 8-lite cased windows; two with crank function
- Custom floor to ceiling drapes
- All cherry wood cabinetry
- Built-in with granite countertop with 4" diagonally set tile backsplash and a knee space cut-out
- Two overhead double door cabinets with 6-lite glass front doors and adjustable glass shelving
- Two overhead single door cabinets with 6-lite glass front doors and adjustable glass shelving
- Three overhead display shelves
- Six undercounter drawers
- Two undercounter single door cabinets
- Two undercounter double door cabinets
- Undermount cabinet lighting
- Recessed lighting
- Antique iron 5 light candelabra
- 14" Cherry wood crown moulding
- 9" Multi-piece baseboards
- 18" Travertine tile floor set diagonally

Butler's Pantry – 12' 6" x 5' 6"

- 11' Ceiling
- One 6-lite window with cherry wood casing
- Granite countertop with 4" diagonally set tile backsplash
- Stainless steel undermount sink with stainless steel faucet and hand-sprayer
- Insinkerator Professional disposal
- Stainless steel Kitchen Aid ice maker
- All cherry wood cabinetry
- One overhead double door cabinet
- One overhead single door cabinet
- Three undercounter drawers
- Two undercounter single door cabinets
- One undercounter double door cabinets
- Recessed lighting
- 6" Multi-piece crown moulding
- 9" Multi-piece baseboards
- 18" Travertine tile floors set diagonally

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Family Room – 22' x 20' 6"

- 11' Ceiling with five cherry wood beams in a crosshatch pattern
- Three 8-lite cased windows; one with crank function
- Custom floor to ceiling drapes
- Set of 10-lite French double doors to patio
- Gas and wood burning fireplace with custom cast stone mantel and a raised cast stone hearth
- Four arched cherry bookcases each with three adjustable shelves and one double door cabinet
- One wall speaker and four ceiling speakers
- Ceiling fan
- Recessed lighting
- 9" Multi-piece baseboards
- 18" Travertine tile set diagonally

Primary Bedroom – 23' 6" x 15'

- 10' Coffered ceiling
- Two 8-lite cased windows (crank function) with plantation shutters and custom lace valences and rods
- Double door main entry
- Double door entry to private two separate baths
- Recessed lighting
- 8" Multi-piece crown moulding
- 9" Multi-piece baseboards with quarter round
- 3" Oak hardwood floors

Primary Bedroom Coffee Bar – 12' x 3' 8"

- 9' Ceiling
- Serves as vestibule from Primary Bedroom to Private Bath
- Double door access from Primary Bedroom
- Double door access to "Her" vanity room
- Access to "His" vanity room
- Access to Primary closet
- Crema Marfil marble counter and backsplash
- Viking stainless-steel undercounter mini fridge
- Two overhead glass faced double door display cabinets with adjustable glass shelving
- One undercounter double door cabinet
- Two undercounter drawers
- Recessed lighting
- 6" Crown moulding
- 6" Baseboards
- 12" Crema Marfil marble tile floors with 1" marble tile insets

"His" Vanity Room – 9' x 8'

- 11' Groin vaulted ceiling
- Two single-lite cased clerestory windows
- Crema Marfil marble countertop and backsplash with porcelain undermount sink and brushed nickel faucet
- Custom cherry wood vanity with six undercounter drawers and one undercounter cabinet
- Two single-bulb brushed nickel vanity sconces with glass shades
- Access to pass-through shower with floor to ceiling crema marfil marble tile set diagonally with a marble tile mosaic band, bench seat, rainfall showerhead, hand sprayer, marble tile mosaic floor, and glass doors to both vanity rooms
- Kohler 1.6 GPF toilet
- Recessed lighting
- 6" Crown moulding
- 6" Baseboards
- 12" Crema Marfil marble tile floors with 1" marble tile insets

"Her" Vanity Room – 12' 4" x 10'

- 11' Groin vaulted ceiling
- Three 6-lite arched and cased windows with plantation shutters
- Crema Marfil marble countertop and backsplash with porcelain undermount sink and brushed nickel faucet
- Custom cherry wood vanity with eight undercounter drawers one undercounter cabinet, and a knee space cutout
- Two single-bulb brushed nickel vanity sconces with glass shades
- Access to pass-through shower with floor to ceiling crema marfil marble tile set diagonally with a marble tile mosaic band, bench seat, rainfall showerhead, hand sprayer, marble tile mosaic floor, and glass doors to both vanity rooms
- Oversized Jason heated, jetted tub set in crema marfil marble tile surround with cherry wood base
- Access directly to closet
- Kohler 1.6 GPF toilet
- Recessed lighting
- 6" Crown moulding
- 6" Baseboards
- 12" Crema Marfil marble tile floors with 1" marble tile insets

Primary Closet – 25' x 12'

- 9' Ceiling
- Two 6-lite cased windows with plantation shutters
- Nineteen hanging racks; three are dress height

- Two packing counters with glass covers
- Built-in with two overhead double door cabinets, one under counter double door cabinet, six undercounter drawers, three display shelves, and thirty-two belt cubbies
- Six overhead open-faced cabinets
- Cabinet with full length fashion mirrored door concealing 4 shelves
- Two sets of five adjustable shelves
- Twelve drawers and three cabinets set under one of the packing counters
- Four fluorescent light fixtures and one pendant light
- 9" Multi-piece baseboards
- Premium wool carpet floors

Bedroom 1 – 15' 6" x 12' 10"

- 9' Ceiling
- One 6-lite cased window (crank function) with plantation shutters
- Private bath access
- Walk-in closet with three hanging racks, five open faced cabinets, one overhead shelf, a domed pendant light fixture, and carpet floors
- Ceiling fan
- Recessed lighting
- 4" Crown moulding
- 4" Baseboards
- Premium wool carpet floors

Bedroom 1 Private Bath – 9' 9" x 7' 3"

- 9' Ceiling
- Natural stone countertop and backsplash with porcelain undermount sink and polished nickel faucet
- Tub/Shower combo set in arched alcove with 12" stone tile surround
- Four undercounter drawers
- Two undercounter cabinets
- One overhead linen cabinet
- Recessed lighting
- 4" Crown moulding
- 4" Baseboards
- 12" Stone tile floors

Bedroom 2 – 13' 6" x 13' 6"

- 9' Ceiling
- Two 6-lite cased windows (with crank function) with plantation shutters
- Private bath access
- Walk-in closet with three hanging racks, two overhead shelves, a domed pendant light fixture, and carpet floors
- Ceiling fan
- Recessed lighting
- 4" Crown moulding
- 4" Baseboards
- Premium wool carpet floors

Bedroom 2 Private Bath – 8' 8" x 5' 4"

- 9' Ceiling
- One 6-lite cased window with plantation shutters
- Natural stone countertop and backsplash with porcelain undermount sink and polished nickel faucet
- Tub/Shower combo set in arched alcove with 12" stone tile surround
- One double door undercounter cabinet
- Recessed lighting
- 4" Crown moulding
- 4" Baseboards
- 12" Stone tile floors

Bedroom 3 – 14' 9" x 14' 7"

- 9' Ceiling
- Three 6-lite cased windows (with crank function) with plantation shutters
- Private bath access
- Walk-in closet with two hanging racks, two overhead shelves, a domed pendant light fixture, and carpet floors
- Ceiling fan
- Recessed lighting
- 4" Crown moulding
- 4" Baseboards
- Premium wool carpet floors

Bedroom 3 Private Bath – 9' x 5'

- 9' Ceiling
- One 6-lite cased window with plantation shutters
- Natural stone countertop and backsplash with porcelain undermount sink and polished nickel faucet
- Tub/Shower combo set in arched alcove with 12" stone tile surround
- Three double door undercounter cabinets

Bedroom 3 Private Bath (cont'd)

- Two undercounter drawers
- Wall niche medicine cabinet
- Recessed lighting
- 4" Crown moulding
- 4" Baseboards
- 12" Stone tile floors

Media Room – 21' x 20'

- 11' 9" Tray vaulted ceiling
- Six 6-lite cased windows (with crank function) with plantation shutters
- Double door entry
- Media center with 56" wide TV space, four single door cabinets, two drawers, and two bookcases with four adjustable shelves each
- Fully equipped media center with drop down projector screen; receiver and direct-tv box
- Five ceiling speakers
- Recessed lighting
- 9" Multi-piece baseboards
- Carpet floors
- Plumbed for future additional bath

Mud Room – 16' 9" x 7' 6"

- 11' Ceiling
- Set of 8-lite French double doors to covered patio with two 4-lite sidelights
- One 6-lite French door to side yard
- Rear staircase with solid oak treads, and custom wrought iron railing with oak balustrade
- Under-stair closet with wooden wine storage consisting of diagonal box and vertical lattice wine racks
- Coat closet with one hanging rack and overhead shelving
- Access from garage
- Access to Kitchen
- Recessed lighting
- 6" Multi-piece crown moulding
- 9" Multi-piece baseboards
- 18" Travertine tile floors set diagonally

Utility Room – 10' 6" x 6'

- 9' Ceiling
- Second floor location
- Natural stone countertop and backsplash
- Stainless steel sink and faucet with hand-sprayer
- Full-size Siemens washer and gas dryer included
- Four overhead double door cabinets
- Two undercounter drawers
- Two undercounter double door cabinets
- Fluorescent light fixture
- 4" Crown moulding
- 4" Baseboards
- 12" Slate tile floors

Garage – 27' 6" x 20' 6"

- 9' 5" Ceiling
- Three car capacity
- Wood paneled carport doors
- Built in cabinetry and workstation with pegboards
- Door 1 – 16' W x 8' H
- Door 2 – 9' W x 8' H

Outdoor Loggia and Kitchen

- Covered dining area accessible from mud room
- Viking gas grill with rotisserie, Zephyr stainless baffled vent hood and backsplash
- Stainless steel sink with pullout faucet, granite counter
- Insinkerator professional disposal
- Undercounter U-Line refrigerator

Other

- Large Linen closet with four shelves on second floor (elevator shaft)
- Large utility closet on second floor at the top of back stairs