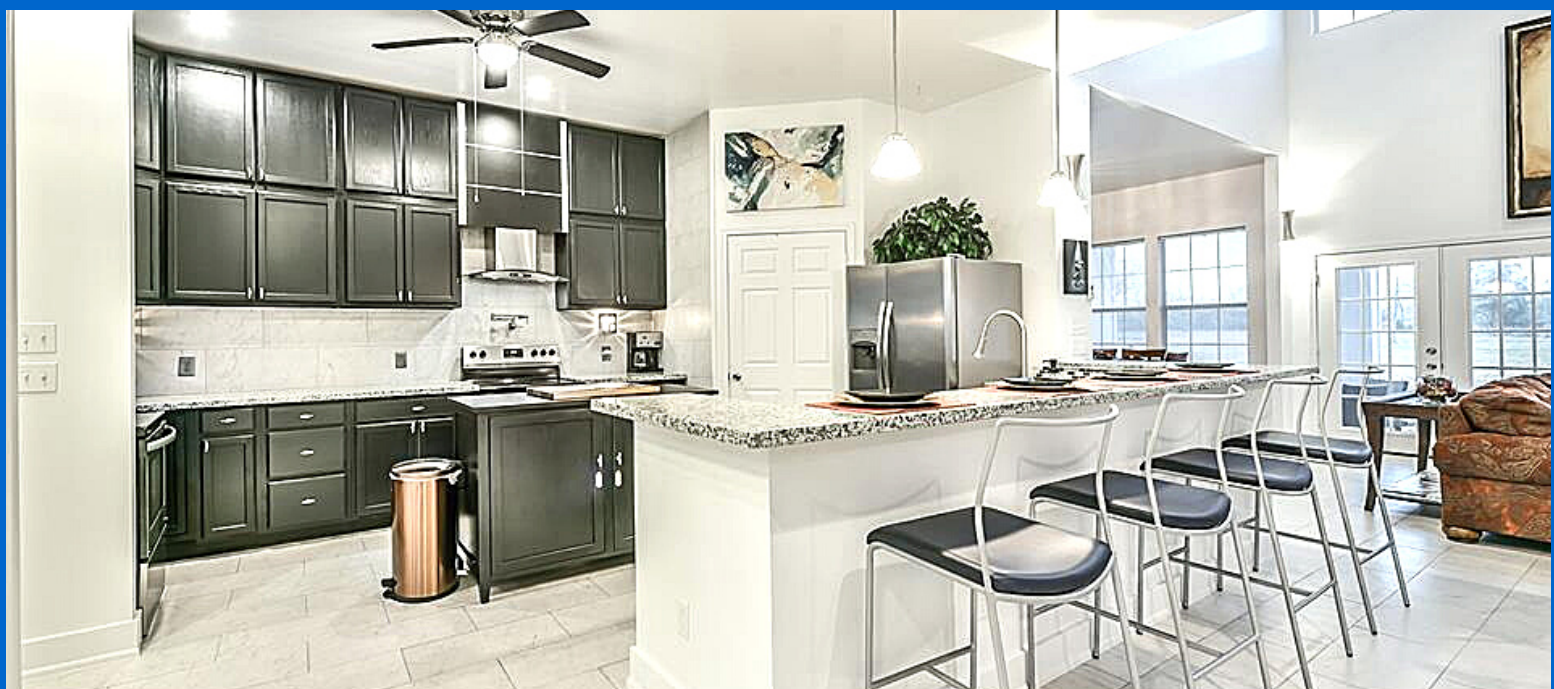




23580 LANEVIEW RD  
HEMPSTEAD, TX 77445  
HARRIS COUNTY

2 STORY, 4,974 SF HOME IN LANEVIEW ESTATE

Beautifully designed & built to the highest standards this 5BR/5BA home blends luxurious contemporary finishes w/classic architectural styling. Amenities include 2 upper patios & an oversized back patio providing the perfect vantage points to take in sweeping views of the 2 ac parcel & garden, to the 80 gal H2O htr, 2-4 ton A/C units, LR atrium, handicap access doors & showers, 2 wetbars, 2 stoves & LED lights thru-out. Soaring ceilings, stately entryway & spacious foyer imbue the interior w/a sense of grandeur. From the contemporary kitchen w/streamlined cabinetry OR the cinema experience from your favorite chair in the media room TO the quietly sophisticated ambience of the fml DR every area of this home sets a benchmark in gracious living. The primary BR is lavish w/an ensuite incl his/her water closets, shower & jacuzzi. This enviable and exclusive property will appeal to those who demand the best in quality design, finishes & lifestyle. .



# ARCHITECTURALLY DESIGNED & BUILT TO THE HIGHEST STANDARDS...

## **Primary Bedroom & Restroom**

- His & Hers bathrooms & walk-in closets
- Built-in cabinets w/pull out shelves & drawers
- Jacuzzi that seats 2 (Two), w/remote control, 18 Jets, underwater lights, & handheld sprayer<sup>4</sup>. TV mount for 36" screen above Jacuzzi
- Large 4ft picture window over Jacuzzi
- Spa shower w/8 shower heads 2 are removable, LED light display of bath time & temperature, w/waterfall setting
- Panoramic view double pane low E windows
- French door at restroom entryway
- Electric fireplace switch in a corner setting
- Covered wall access panel for handgun or safe
- 36" Doors throughout the house for handicap access
- 2 (Two) Upper Wall Outlets for Mounted TV

## **Kitchen**

- Movable Island w/ trash and storage section
- Sit down kitchen bar for 4 person
- Separate wet bar w/sitdown bar for 4 persons
- 2 (Two) stove ranges w/5 elements in each & 2 bake ovens
- Walk-in pantry w/removable shelves
- Modern mounted LED rangehood
- Pot filler faucet over the range
- Under the cabinet LED display lights
- Stainless steel - appliances package<sup>22</sup>. Cabinets mounted from floor to ceiling

## **Living Room - Formal Living Room -Dining Room - Breakfast Room**

- 2 (Two) French Door Exits to the lower Patio
- Separated handicap guest bedroom/study on the 1st floor
- Full bathroom w/shower & 36" door at the guest room/study
- Oversized open concept rooms with 20ft atrium ceiling
- Oversized remote control ceiling fan in the atrium
- Electric fireplace switch on the main wall
- Upper wall outlets for mounted TV's

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## **Upper-Level Media Room - Family Room - Computer Room - Storage Room**

- The stairway is 4ft wide with w/modern welded metal stair railings
- Air-conditioned (10x10) storage room w/2 (Two) shelving & hanging rack
- Oversized remote control ceiling fan in the family room
- Extra-wide attic access door for easy equipment replacement
- Front patio (10x5) exit from the computer room with w/waterproof top rail
- Built-in cabinets in the family room
- Floating waterproof flooring in the family & media room
- Rear patio (15x15) exit between the family & media room with w/waterproof top rail
- Switch for the retractable movie screen. attic space is built-in for screen
- Equipment closet in media room w/3 (Three) electric outlets
- Wet bar w/sitdown bar for 4 in media room w/built-in cabinets on walls
- The entertainment center & manual screen remains in the media room
- Media room has a 6" drop in the floors & panoramic windows
- Upper wall outlets for mounted TV's

## **Upper Bedrooms**

- Private restrooms with w/oversized walk-in closets
- 3 (Three) windows & ceiling fans in each bedroom
- Upper wall outlets for mounted TV's

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## Interior & Exterior Features & Equipment

- 80-gallon water heater w/circulating heater pump for continuous hot water
- 2 (Two) 4 ton Air Conditioning & Heating unit for a total of 8 tons of air movement
- Water well w/large storage tank & 2" water lines for an additional guest house or RV
- Aerobic Systems w/800 gal. per day processing for an additional guest house or RV
- Lower Patio (30x10) has a ceiling fan, Upper Wall Outlet for a mounted TV
- Foundation has 30" beams and 36(Thirty-six) 10ft peers underground support
- Exterior floodlights are all LED54. Road lights are solar powered
- 2 (Two) Attic exhaust fans are solar powered
- Windows are tinted double-pane gas glass w/12" Hardie trim & double metal flashing
- All 4 sides of the exterior walls have water faucets & electric plug outlets
- All interior walls have a smooth finish and are caulk at the base to prevent insect entry
- Large Garden with extra-large built-in Planters in the ground

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### **Morad Fiki, MBA**

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