

1317 North Blvd

Broadacres

PHOTO TBD

General

- 10 ft ceilings throughout
- Plaster walls in main arteries
- Updated plumbing and electrical
- Renovated primary, kitchen, breakfast room, and guest suite by Michael Landrum (2009)
- Remodeled landscaping & pool addition (2011)
- Triple hung windows
- New hot water heater (2020)
- New commercial A/C boiler (2020)
- Basement

Ground Floor Room Features

Foyer

- Winding 2 story mahogany staircase
- Antique oval ceiling light of inlaid glass imported from Paris train station
- 19th Century glass chandelier
- Original antique marble corner pieces
- One pocket door and dual sets of French doors for privacy
- Decorative circular windows
- Recessed lighting
- Dual coat closets
- Decorative glass transom over door

Overview

Bedrooms	5
Baths	5 Full 2 Partial
Square Feet	6,839 per appraisal
Lot Size	37,260 per HCAD
Schools	POE Elementary School Lanier Middle School Lamar High School

Kitchen

- Black granite countertops
- Stainless steel island with storage
- Circa pendant lighting
- Floor to ceiling cabinetry
- Double stainless steel sink with disposal
- Lift-up cabinet appliance storage
- Built in SubZero fridge and freezer
- Polished chrome hardware
- Trash drawer
- Recessed lighting
- Outlets built into granite
- Built-in Sharp microwave
- Kitchen Aid warming drawer
- Thermador 6 burner and griddle double gas oven
- Custom stainless steel vent hood
- Instant hot water
- Antique sconces
- Built-in speaker system
- Bosch dishwasher
- Original swinging door
- Views into the breakfast room

Breakfast Room

- Floor to ceiling paneling
- French doors to covered patio with screens
- Herringbone tile flooring
- Built-in cable cabinet for hidden storage
- Built-in catch all at back entry
- Floor to ceiling windows
- Antique glass doorknobs
- Recessed lighting

Butler's Pantry

- Sub-Zero ice maker
- Sub-Zero dual zoned wine chiller
- Herringbone tile
- Silver cloth drawer storage
- Pull-out drawers for liquor storage
- Mesquite wood countertops
- Floor to ceiling cabinetry
- Old style china glass display cabinetry
- Sink
- New York sourced light fixture
- Paneling
- Recessed lighting
- Polished chrome hardware
- Access to secondary staircase, kitchen, and formal dining

Formal Dining Room

- Oak hardwoods
- Dimmer light switches
- Triple hung bay windows
- Gold leaf crown molding
- Recessed lighting
- Double doors, swinging door, pocket door to formal entry
- Original French doors with gold leaf trim with original hardware

COMPASS

Formal Living Room

- Antique Adam's style marble mantle wood burning fireplace
- Antique plaster pilasters from 1960s
- Built in speakers
- Floor to ceiling triple hung windows
- Oak hardwoods
- Two sets of original French doors with original hardware; pocket door to study
- Gold trim
- Inset outlets
- Eyeball recessed lighting
- 7 inch baseboards
- Boulevard and backyard views

Den

- Crown molding
- Door to backyard
- Oak hardwoods
- Ceiling fan
- Digital thermostat
- Built-in speakers
- Dimmer switch lighting
- Recessed lighting
- Custom shades

Study

- Wood burning fireplace with black marble surround
- Fruitwood paneling
- Chandelier
- Flanking built ins (4 total)
- Inset outlets
- Custom drapery
- Hidden integrated audio closet
- Pocket door to formal living

Powder Room

- Dressing room with separate water closet
- Dual antique French sconces
- Antique crystal chandelier
- Toto toilet with brass flusher
- Blush paint
- Original Wall mounted sink with brass hardware with custom skirt
- Crown molding
- Floor to ceiling windows

Second Floor Room Features

Primary Bedroom

- French doors to Romeo & Juliet balcony with screens
- Custom drapery
- 10 ft ceilings
- Oak hardwoods
- Neutral baseboards
- Closet with built-in bookshelf
- Antique glass doorknobs
- Alarm key pad

Primary Bath

- Heated marble floors with gray grout
- Privatized water closet
- Dual floating sinks
- Floor to ceiling linen storage with built-in drawers
- Walk-in marble shower with rainfall and wall-mounted shower heads
- Steam shower
- Separate vanity area with walls of mirrors
- Historic English Manor inspired tub with mirror-surround
- Walk-in closet with metal hanging rods and floor-to-ceiling storage

South Bedroom

- Horchow modern light fixture
- Soothing gray carpet
- Recessed lighting
- Custom drapery
- Built-in bookshelf
- Closet with metal hanging rods
- Oversized windows with blinds
- Access to full bath with shower/tub combo
- Backyard & pool views

North Bedroom

- Oak hardwoods
- Crown molding
- Oversized windows with blinds
- Ceiling fan
- Boulevard views
- Closet with metal hanging rods
- Ensuite bath with additional closet space

West Bedroom

- Oak hardwoods
- Soothing paint tones
- Vintage chandelier
- Remodeled ensuite bath with shower
- Built-in linen storage
- Walk-in closet with metal hanging rods

Game Room

- Wall of built-ins
- Wood burning fireplace
- Oak hardwoods
- Recessed lighting
- Contrasting gray paneling
- Crown molding
- Reading nook seating with backyard views
- Access to full bath and dressing room

Utility Room

- Full size washer & dryer connections
- Linen storage
- Dry hanging space
- Sink
- Craft closet
- Open shelving for product storage

3rd Floor Flex Space

- Oversized walk-in closets
- Built-in drawer systems
- Dormers for natural light
- Neutral carpet
- Ceiling fan
- Powder bath

Exterior Features

- Slate roof
- 3 car garage with full quarters
- Heated saltwater pool & spa
- Covered patio with summer kitchen
- Separate pool pagoda
- Rainbird sprinkler system
- Pool bath
- Evergreen landscaping (magnolias, oaks, cypresses, Japanese yews)
- Outdoor LED lighting integrated into landscaping
- Rounded copper gutter system
- French drains
- Trash shed
- Circular driveway
- Automatic driveway gate