

1038 Winner Forest Dr, Richmond TX Upgrade List

EXTERIOR STRUCTURES

Concrete ranch-railed fencing around property and remote controlled iron gate at entrance. Main and Guest House/Barn - Hardy Plank and Brick exterior. Roof at Main House & Top Dormer of Barn: 24 gauge, standing seam, single lock Metal Roof - Joe Ochoa Roofing (2012).

Hardscape - Stamped, colored sidewalks and driveway borders. Patio and pool deck - custom cobblestone pavers. In ground heated pool and spa and custom safety pool cover. Two pergolas with lighting.

Three-car garage at main house and one-car garage at guest house/barn

Guesthouse/Barn – approximately 800 sq. ft. of living space and 1600 sq. ft. of barn and barn loft storage.

Landscape – fully landscaped with automated sprinkler/irrigation systems in beds and on 3.8 acre pecan orchard. Mature Oak and Pecan trees throughout (pecan trees all grafted for large papershell pecans-fully producing). Half-acre pond with aerator fountain.

Entry/Exit Doors – Custom handcrafted in Mexico, metal and glass French doors at main house entrance, primary bedroom, living/dining and guesthouse entrance.

Four Lennox A/C Systems (2017) – all under warranty. Three at Main house and one at Guest House.

INTERIOR ELEMENTS

Flooring: 1st Floor Main throughout – Travertine. 2nd Floor Main throughout – Hardwood 2" planks. Guesthouse – stained concrete.

Kitchen

Built on-site custom cabinetry throughout (Justo & Co.) – soft close doors, pull out appliance drawers and pantry shelves, cabinet panels on built-in refrigerator/freezer and double-drawer dishwasher. Cabinet knobs and pulls from Hollywood Hardware. Under-counter lighting.

High-end, Jenn-Air stainless steel appliances including double wall ovens, warming drawer, six-burner gas cooktop, built-in microwave with convection oven capability, under-counter ice maker, under-counter beverage/wine center with dual temperature control, built-in custom paneled refrigerator/freezer and Fisher & Paykel double-drawer dishwasher and custom designed stainless vent hood from “Vent-A-Hood”. All appliances with extended warranty through October 2022 from Ferguson.

“Barn sink” with stainless apron at kitchen counter and second Vegetable prep sink with disposal on kitchen island.

Reverse osmosis water filter at main sink and piped to ice maker.

Kitchen Island is custom-stained and has extra storage throughout and accommodates two to three barstools.

Kitchen countertop – suede honed natural stone. Kitchen island countertop – solid 5' 10" square fossilized limestone.

Electrolux front loading washer/dryer in laundry room (warrantied through 2022).

Additional Finishes throughout home:

Millwork/Doors: Custom wood paneled ceiling and accent wall in dining room. Custom wood paneled gas fireplace with marble tile surround in living room. All interior doors and closet doors are custom including ebony wood and glass accent doors throughout home (Justo & Co.). Custom “barn door” at entrance to game room. Wood-trimmed archways at kitchen and dining. Wooden beams in living/entrance. Crown molding throughout home.

Designer wallpaper by Kelly Wearstler in 1st. Floor guest bath. Schumacher “Queen of Spain” wallpaper in master bath. Natural, dyed Grass Cloth on accent wall in Dining.

Cabinetry: Custom soft-close cabinetry in 1st Floor guest bath and primary bath. Custom built-in dressers in bedrooms. Custom His & Her closets. Custom built-in bookshelf and filing cabinets in home office.

Carrara Marble countertops in Primary Bath. Quartzite countertops in guest bath.

Primary Shower: Marble Mosaic Inlay with Cement Look Tile surround. Double shower heads (one large rainfall head and one wall/handheld with separate controls). High-end fixtures throughout.

First Floor Guest Bath: Fashion tub with designer tile surround and wall. High-end fixtures with hand/held wall mount shower fixture at tub.

Miscellaneous:

Plantation Shutters throughout

Water Softener System Main House

Wired Sound System and wall speakers-Living Room, Primary, Back Patio

Guesthouse Millwork: Custom Stained Pine Wood trim at windows. Stained Pine Wood Trusses at ceiling.

Fully Lined Cedar Closet (approx.. 25 ' X 10')

Additional "Texas Basement" upstairs (approx.. 15' X 10')