

1719 Latexo Drive

Overall

- Built in 2013 by Venice Custom Homes
- Zoned to sought after Oak Forest Elementary
- Easy access to the bayou biking trails and Candlelight Park
- Custom stained oak hardwood flooring throughout (tile bathrooms)...no carpet anywhere
- Double crown molding throughout entire home including bathrooms
- Dressed 8 inch baseboards throughout
- Double pane gas filled windows
- Cased windows throughout
- Cased door frames throughout
- Each of the 5 bedrooms has its own bathroom
- Home automation, programmable, with more than 20 features to control including numerous lights, dimmers, both a/c units, outside holiday lights and more. All compatible with Alexa/Google assist and/or a any handheld device from afar
- B-Hyve automated, programmable sprinkler system with WiFi weather link also controllable with any handheld device
- Custom stained solid oak wood doors throughout
- 10 foot high ceilings throughout downstairs, vaulted ceilings in bedrooms
- Recessed energy efficient LED canned lighting throughout
- Toto quality brand toilets throughout
- Ceiling fans in all bedrooms, game room and family room
- Danze premium brand water fixtures throughout
- Mature trees in front and back yard provide cooling shade and reduced energy consumption during summer months
- Exterior painted and caulked in 2019
- Two car attached garage with automatic garage opener, custom built cabinetry, overhead efficient storage including Jeep or Bronco top lift system that can be used for other storage as well, and outside door access to trash cans.
- Custom fitted white Christmas lights for exterior roofline.
- Two tankless water heaters

FIRST FLOOR:

Entrance

- Grand, two-story entrance with custom iron stairwell railing
- Restoration Hardware crystal chandelier (approx \$4,000 plus install)
- Two lighted hanging artwork nooks
- Double front doors with custom iron decoration over privacy glass
- Second floor landing overlooking grand entry and crystal chandelier
- Coat/vacuum closet

Study

- Spacious study overlooking front yard with lots of natural light
- Built in cabinetry painted a soft grey
- Flexible space, could make a playroom, mother in law suite, additional guest bedroom
- Full bathroom connected to study

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- Large storage closet underneath stairwell for gift wrap, office files, larger items.

Dining Room

- Custom drapery with hardware
- Automated or manual dimmer switch for chandelier
- Ample wall space for buffet, art etc.
- 250 approx bottle wine cellar with custom iron doors and wine/champagne fridge
 - Built in Polk Audio speakers for sound controlled by your handheld or in room switch

Family Room

- Custom linen drapery with custom hardware
- Large built ins
- Gas fireplace with remote
- Four stained french doors that open completely to the outside to give an indoor/outdoor atmosphere on a nice day
- Open concept to kitchen with very large area for entertaining
- Built in Polk Audio 5.1 surround sound speakers
- Decorative ceiling fan
- Automated LED can lights

Powder Room

- Located adjacent to kitchen
- Carrera marble counter with beautiful glass under mount sink and grey painted cabinetry

Kitchen/Breakfast Room

- Carrera marble countertops and white subway tile backsplash
- Custom cabinetry with two pull out spice racks on both sides of the oven and pan divider cabinet
- Large island with storage cabinets below and hidden microwave
- Wet bar with etched glassfront cabinets for liquor display and glassware, pull out drawers to hold additional beverages, and ice maker
- Bar height counter which allows for passthrough for a bartender at parties or a place for kids to sit and do homework
- Designer Italian wedding chandeliers above island and breakfast room table both automated and demable
- Breakfast room area fits table for 6 with custom french style drapery and large windows overlooking backyard
- Kitchen Aid Professional appliance package includes dishwasher, Double oven range with 6 gas burners and griddle, built in refrigerator, warming drawer, ice maker and wine fridge
- Convenient hidden under counter outlets and lights
- Large walk in pantry with appliance bar to hold coffee maker, mixer, toaster, etc.
- Pantry large enough to even hold large coolers up top and cookbooks

Laundry Room

- Space for stackable front load washer/dryer or side by side
- Room for secondary fridge with stackable W/D

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- Granite countertops with sink and storage cabinetry
- Large storage closet across from laundry room to hold beach towels, cooler bags, backpacks, lunch boxes, tote bags etc.

Back Exterior

- Outdoor kitchen with granite counter, stainless cabinets, sink, and stainless 36" RCS five burner grill
- Covered patio with ceiling fan, automated Polk Audio speakers and recessed lighting
- Landscaped flower beds
- Custom built tree house (can easily be taken down if not needed)
- Room for pool
- Durable cedar plank and treated lumber privacy fence
- Paved firepit/sitting area in corner of the yard
- Large side yard could house a batting cage or vegetable garden
- Automated sprinkler system
- Paver walking trail to side area for toy storage and trash receptacles
- Mature trees provide cool shade

SECOND FLOOR

Landing/Game Room/Media Room

- Built in desk and cabinets in landing for art supplies, toys, crafting materials, photo albums, games, puzzles
- Built in TV cabinets in game room for toys, DVDs, video games
- Reading nook with custom cushion and drapery
- Custom drapery and hardware

- Flexible space
- Built in Polk Audio 5.1 surround speakers and ceiling fan

Media Closet

- Hidden closet for wireless printer
- Built in cabinets and shelving
- Home is wired throughout to be controlled from this closet

Secondary Bedroom 1 (Front of the House)

- French door Juliet balcony
- Entertainment cutout for tv
- Ensuite bath with tub/shower and walk-in closet
- Ceiling fan
- Lots of natural light, hardwoods, recessed lighting, vaulted ceiling and double crown molding

Secondary Bedroom 2 (Top of Stairs)

- Ensuite bath with tub/shower and walk-in closet
- Ceiling fan
- Lots of natural light, hardwoods, recessed lighting and double crown molding
- Pull down white privacy window coverings

Secondary Bedroom 3 (Next to Master)

- Ensuite bath with tub/shower and walk-in closet
- Ceiling fan
- Lots of natural light, hardwoods, recessed lighting and double crown molding
- Pull down white privacy window coverings

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- Pottery Barn wall bookshelf

Primary Bedroom Suite

- French doors open or close to offer privacy and seclusion to the entire primary bedroom suite, closet and bathroom area
- Built in 5.1 Polk Audio surround sound speakers in bedroom and two in bathroom
- Ceiling Fan
- Large walk in closet with two separate area of drawers and shelving
- Walk in shower with choice of rain shower, massage shower heads, traditional shower heads, frameless glass door and bench
- Large spa bathtub with jets
- Two separate sink areas with separate drawers
- Hardwoods throughout bedroom and closet with tile in bathroom
- Chandelier in bathroom
- Framed mirrors over vanities
- Danze premium brand brushed nickel fixtures
- Separate toilet closet