

38 Legato Way, The Woodlands TX 77382
Special Features

Foyer/Entry:

- ❖ *Limestone stairs and wrought iron hand railing in the entry*

Formal Dining:

- ❖ *Coffered ceiling with cove lighting, gold leaf plaster trim on doorways and on pass-through to wine room*

Wine Room:

- ❖ *Arched iron-gate door leads to wine room*
- ❖ *Built-in cabinets with wine storage and under cabinet U-line wine cooler*
- ❖ *A rare, antique wooden chandelier reclaimed from a French Monastery and groin ceiling complete the wine room*

Formal Living Room:

- ❖ *Three limestone columns and Italian accent floor tiles frame the formal living room*

Main Office/Study:

- ❖ *Accessed via the office foyer, which boasts a Quoizel agate chandelier*
- ❖ *The study features wide plank walnut floors, coffered ceiling with cove lighting and built-in cabinets and bookshelves with over and under cabinet lighting*
- ❖ *Two Quoizel Tiffany glass and agate chandeliers illuminate the main office*
- ❖ *Imported travertine fireplace with over mantle (gas/Isokern)*
- ❖ *Bar area with brass foot rail, upper and lower cabinetry, open glass shelving, granite counters with matching tile floor, copper bar sink, under-cabinet U-line fridge and wine cooler*
- ❖ *Tumbled marble backsplash with herringbone inserts*
- ❖ *Three Old Havana wall mount fans and one ceiling fan*
- ❖ *Office storage closet*
- ❖ *Office bath has granite counters and matching tile floor, shower with tumbled marble tile and additional closet*
- ❖ *Two formal powder rooms. One with authentic Venetian plaster walls, vessel sink on a granite countertop and matching tile floor. The other features an antique Chinese walnut cabinet with travertine top, matching floor and backsplash tiling*

Kitchen:

- ❖ *Appliances: Thermador double convection ovens, Thermador six-burner gas stove top with griddle, two Thermador warming drawers, two Sub-Zero refrigerator drawers in*

island, Sub-Zero side-by-side fridge, two-drawer Fisher & Paykel dishwasher and trash compactor, and a U-line Clear ice-maker

- ❖ *Wall mounted pot filler above stove; under-counter electrical outlets and an appliance garage provide efficient functionality*
- ❖ *Additional kitchen features include over and under cabinet lighting, built-in spice pullout cabinet, cabinet with mixer lift, plate racks, island prep sink, pullout two-container trash bin in island and a toe-kick vacuum outlet*
- ❖ *Old Havana wall mount fan*
- ❖ *Brass bar rail on island*
- ❖ *Air switches on counter for disposal and over-sink light*
- ❖ *Large walk-in pantry with lazy susan, broom and table cloth closets, basket pullouts for produce storage and stepdown can shelving*
- ❖ *Granite counters, travertine backsplash, stone mural behind stovetop and alabaster chandeliers over the kitchen island and breakfast area*
- ❖ *Butler's pantry features Luster Stone ceiling finish, built-in cabinetry with granite counters and a grape design copper sink and faucet, glass-front arched upper cabinet with back-lit Daum crystal "Four Seasons" plates above*
- ❖ *Under cabinet lighting, custom "grape" travertine backsplash and clear ice maker round out the Butler's pantry*

Family Room:

- ❖ *Imported travertine fireplace (gas/Isokern)*
- ❖ *Double coffered ceiling with cove lighting, built-in cabinetry with bookshelves and an articulating wall mount for TV*

Master Retreat:

- ❖ *Wide plank walnut flooring, Murano glass chandelier and coffered oval ceiling with cove lighting*
- ❖ *Accent lighting, reading lights over bed, bedside lighting controls*
- ❖ *Marble direct-vent fireplace*
- ❖ *Security pad with camera views*
- ❖ *Antique Chinese carved doors used as pocket doors leading to bedroom office space*
- ❖ *Office off of master bedroom features small plank walnut flooring, built-in cabinetry with under-cabinet lighting, bookshelves and glass top desk*
- ❖ *Office bar area with travertine counters, 1" tile backsplash, vessel sink, under counter U-line fridge as well as over and under-cabinet lighting and articulating wall mount for TV*
- ❖ *Master bath has a heated travertine floor, built-in vanity, and antique cabinet with travertine top and double sinks*

- ❖ *Double coffered ceiling with cove lighting*
- ❖ *Italian tile trim*
- ❖ *BainUltra ThermoMasseur air tub with barrel ceiling and cove lighting over tub*
- ❖ *Glass shelves at either end of the tub, plus a large, arched window overlooking a private garden with fountains*
- ❖ *Walk-in shower with adjustable wall mount head and rain can*
- ❖ *Toe-kick vacuum outlet*
- ❖ *Glass front cedar closet with small plank flooring*
- ❖ *Large utility room off of master bathroom with washer and dryer, sink, built-in ironing board, granite counters and under-cabinet lighting*

Downstairs Guest Room:

- ❖ *Downstairs guest bedroom features wide plank walnut floor, coffered ceiling with cove lighting, wall mount for TV, and pocket doors to bath, BainUltra soaking tub and separate shower*

Game Room:

- ❖ *Bar area with sink and travertine counter, under-counter U-line fridge, built-in cabinets and bookshelves with glass fronts as well as over and under-cabinet lighting*

Theater:

- ❖ *Tiered seating with Lutron lighting on steps*
- ❖ *Two Old Havana wall mounted fans*
- ❖ *Theater equipment includes Mitsubishi HC5000 Projector TV, 110" wall mounted screen, LG Blue-Ray DVD player, Yamaha receiver, Sony 300 CD rack, and fabric covered soundboard on walls*
- ❖ *Built-in cabinets with granite counters, matching tile backsplash, sink and cabinet lighting*

Casita:

- ❖ *Casita features imported stone, direct-vent fireplace with over mantle, teak wood plank ceiling in main room and travertine floor*
- ❖ *Mini kitchen with travertine counter, under-counter U-line fridge, sink with disposal and microwave*
- ❖ *Bath with large shower, on-demand water heater and closet space*

Miscellaneous Interior:

- ❖ *Limestone floors from Israel in main traffic areas and on stairs*
- ❖ *Green energy rated window tinting 1 3/4" knotty alder door throughout home*

- ❖ *Lutron automated lighting downstairs, in theater room and in casita*
- ❖ *Central vacuum with two retractable hoses*
- ❖ *Wireless system for home networking*
- ❖ *Wireless phone booster*
- ❖ *Audio system and speakers throughout house and balconies*
- ❖ *Circulating pump on water heaters*
- ❖ *Cedar closets upstairs*

Miscellaneous Exterior:

- ❖ *Pier (~100) and beam foundation under all structures, including garden walls*
- ❖ *Aluminum fence and gate*
- ❖ *Copper gutters, sprinkler system and two water meters*
- ❖ *Landscape lighting*
- ❖ *Twelve security cameras*
- ❖ *Waterproof ceiling fans; pave stone driveway and walkways to side gate*
- ❖ *Limestone columns on porte-cochere*
- ❖ *Travertine columns on lanai and walkway with matching floor tile*
- ❖ *Travertine Lutron system fountain in front of home line with 1" glass tiles*
- ❖ *Koi pond with Pebble Tec surface and filtration system with nearby pavilion.*
- ❖ *Small disappearing fountain by casita*
- ❖ *Summer kitchen with features Thermador grill, commercial vent hood, U-line under-counter fridge, sink and disposal, bar area with brass foot rail and articulating wall mount for TV*
- ❖ *Gas fire-pit*
- ❖ *Saltwater pool and spa with Pebblesheen surface and a second small pool*
- ❖ *Rear balcony has two ceiling fans and speakers*
- ❖ *Audio system and speakers for lanai and walkway*
- ❖ *Mosquito misting system*
- ❖ *Two separate two-car garages (one with AC and heat and sink). Both feature built-in granite counters, under-cabinet lighting, central vacuum connections and peg board, and Polyasparatic custom coatings to match the outdoor pavers*