

Welcome to 9201 Roy Bean! A custom designed home built in 2010 by Sullivan Signature Homes and designed by Mark W. Todd architects. We are located in an outstanding secluded Spring Branch neighborhood that is close to grocery stores, retail stores, hospitals, Memorial City Mall, fantastic restaurant options, and many more establishments. There are three Houston Fire Department locations within minutes. Easy access to the Katy Freeway, Highway 290, Hempstead Highway, and Beltway 8 for a quick commute to anywhere in the city—owner works in the Medical Center, Woodlands, and Katy—all easily accessed from this ideally centrally located residence!

Please note these highlighted exceptional features which make this property outstanding!

- I. Construction Features
 - a. Hurricane walls
 - b. Extra-long foundation anchors (better than code requirements)
 - c. Extra thick sheetrock
 - d. Extra tall plat
 - e. Three A/C units / Three furnace units
 - i. Dedicated primary bedroom unit
 - ii. ALL upstairs rooms with split zones and individual room thermostats / temperature control
 - f. Additional wall foam insulation
 - i. Interior temperature did not drop below 60F with no power x 3 days during recent freeze
 - g. Tankless water heaters (2)
 - h. PEX pipes – attic pipes individually insulated – no freeze damage
 - i. New carpet with Tempurpedic pad upstairs
 - j. Ready for water softener system
 - i. Existing connections
 - k. Garage location water shut off valve – easy to access

- l. Radiant barrier
 - m. Plugs under eaves for Christmas light connection
 - n. Gas line in place for future grilling connection or extend for outdoor kitchen
 - o. Custom wood plantation shutters
 - p. 2019 new pool pump / New pool filter 2017
- II. Room features
- a. Kitchen
 - i. 36” Viking **convection electric** wall ovens—if you’re a baker, then you know
 - ii. Cookbook shelf
 - iii. Dedicated baking pantry
 - iv. 6 burner professional Viking stovetop with removable grill
 - v. Commercial grade exhaust hood
 - vi. Pull-out spice and oil cabinets
 - vii. Huge walk in pantry
 - viii. Dedicated deep platter storage cabinets
 - ix. Extra deep stainless-steel sinks
 - x. Disposal for both sinks
 - xi. Hidden trash cabinet
 - xii. Pot filler
 - xiii. TWO dishwashers – you need this!
 - xiv. Imported back splash tile
 - b. Laundry
 - i. Extra deep vintage cast-iron sink
 - ii. Plug in broom closet for cordless vac charging
 - iii. Second full laundry area in garage
 - c. Living
 - i. Ceiling speakers
 - ii. Gas log fireplace with logs
 - iii. Pull out drawers in cabinets

iv. Mantle plug

d. Primary Bedroom / Bathroom

- i. Walk-in / no door “snail” shower –accomodates a wheelchair
- ii. Vintage bathtub
- iii. Double insulation between primary and living room for extra noise-reduction
- iv. Plumbing in place behind vanity wall if second sink area desired

e. Office with extra plugs and cable outlet for internet

f. Mudroom with outstanding storage lockers and drawers

g. Custom dog gates in mudroom and upstairs stairway

- i. Additional custom dog gates have been removed but remain with the property

h. Upstairs East Bedroom

- i. Hallway wall is pre-framed to open doorway from bathroom if desired
- ii. Secret room behind built in bookshelf with existing electric, A/C, and carpeting

i. Media room with extra plugs and outlets / cable connections on both main walls – you pick which wall you want the television on. Television mount included.

j. Attic

- i. Two walk-in attic spaces on second floor
- ii. Pull down attic access for third floor
- iii. All attic spaces with finished plywood flooring

III. Miscellaneous

- a. NEVER FLOODED – NO BROKEN PIPES DURING FREEZE
- b. Corner lot, almost one acre!
- c. Automatic gate / iron fencing includes puppy bars
- d. Double pane insulated windows
 - i. Easy cleanup with tilt feature
 - ii. Light tinting for energy savings
 - iii. Summer electric bills are around \$300 total
- e. Patio is a TRUE breezeway – awesome in summer!
- f. Blueprints include space planning for future
 - i. second garage / cabana next to pool
 - ii. build out East attic for additional interior room
- g. Retention area behind pool for extra security from water collection
- h. Recent landscaping
- i. HOA fees voluntary