

# COMPASS

## 5120 Longmont Drive Unit 1 SPECIAL FEATURES

Builder: Charter Custom Homes	Exterior: White Brick, Stucco and Wood
Bedrooms: 4	Roof: Gaf-Slateline Luxury Singles
Baths: 4 Full, 2 Half	Lot Size: 6869 sq. ft. per HCAD
Year Built: 2018	Home Size: 5438 sq. ft. per HCAD
Foundation: Slab on Builders Pier	Garage: 2-car garage with storage

### General

- Custom-built European Transitional
- Sought-after neighborhood in Tanglewood Area
- Interior architecture exquisitely designed
- Security system with outdoor cameras
- Exterior Gas Lanterns
- My Q Remote for garage doors
- Front Doorbell with Camera operates with App
- 4" French Oak Wood Plank flooring throughout
- Plantation Shutters throughout
- 12' ceilings down, 10' ceilings up
- Elevator to all floors
- Custom Wood Beamed ceilings throughout
- Deep Baseboards throughout
- Two Gas Log fireplaces
- Open cell foam fully encased insulation
- Two Tankless water heaters with recirculating system
- Windsor Low E double insulated windows
- Solid Core Wood 8' doors
- Built-in Speakers throughout
- Central Audio/Video Home Automation wired CAT5
- LED Recessed Lighting
- Back-up Whole House Generator
- Electric Car Charging Capable

### Front Exterior:

- European Transitional Styling
- White painted Brick with Stucco, Wood and Iron accents
- Brick Paver Walk and Guest Parking
- Gas lanterns
- Custom Landscaping



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## SPECIAL FEATURES CONTINUED

### First Floor Living

#### Family Room 20 x 16

- First floor living open to kitchen and dining
- Soaring ceiling
- Gas Log Fireplace with stone surround
- Custom Built Beamed King Post wood trusses in ceiling
- Built-in bookcases with cabinets flank the Fireplace
- Large sliding wall of windows overlooking courtyard, pool and lawn
- French Oak Wood 4" plank floors

#### Dining Room 19 x 11

- Custom wood plank accent ceiling finished by Segreto
- French Oak Wood 4" plank floors
- Opens to large 14 x 12 Entry
- Designer Chandelier
- Large Window wall with transoms overlooking courtyard

#### Powder Room

- Private hall entrance
- European style antique vanity with marble
- Designer Crystal chandelier
- Designer fixtures
- Segreto Painted Mural

#### Kitchen 20 x 11

- Open to Family Room
- Quartz Slab countertops
- Quartz Slab backsplash
- Oversized central island with hidden cabinet storage
- Lighted upper glass cabinets
- Under cabinet accent lighting
- Designer fixtures
- 48" built-in Sub-Zero refrigerator/freezer
- 48" dual fuel range and griddle
- Thermador Stainless Dishwasher
- Built-in Sharp Microwave Oven
- Farm sink
- Designer Lantern pendants
- Custom Wood cabinetry with soft close drawers



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## SPECIAL FEATURES CONTINUED

### First Floor Desk Nook

- Built-in Desk with custom cabinetry
- Grass Cloth wallpaper
- Quartz Slab countertop
- Transitions from Family room to Primary Bedroom

### Primary Suite 18 x 15

- First floor master suite
- Coffered Beamed ceiling
- French Oak 4" plank hardwood floors
- En-suite master bathroom and custom walk-in closet
- Windows overlooking courtyard and pool

### Primary Bath 14 x 8

- His and Hers separate vanities
- White marble slab countertops
- Custom cabinetry with ample storage
- Designer fixtures
- Large walk-in shower with carrara marble
- Frameless glass shower door
- Shower bench and handheld shower fixtures
- Soaking tub with white decorative tile surround
- White Carrara marble flooring
- Custom sized decorative mirror over tub
- Designer Chandeliers

### Primary Closet 17 x 15

- Custom built cabinetry
- Custom built his/her Drawers
- Steel rods and pull downs
- White marble slab countertop packing/folding island with drawers below
- Full length mirror



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## SPECIAL FEATURES CONTINUED

### Study/Wine Room 13 x 12

- Artist designed hand forged entry iron doors
- Custom white-washed brick walls and ceiling
- Custom Wainscoting
- Chiseled edge honed marble floors
- Designer Chandelier
- Segreto finishes
- Custom designed Climate Controlled all glass wine storage wall, beautifully lit and accommodates 240 bottles.

### Second Floor Living

#### Game Room 24 x 20

- 10' Ceilings
- French Oak 4" plank Hardwood Floors
- French doors to large 15 x 12 balcony over-looking pool
- Large TV Wall and Theater surround sound
- Half Bath with honed quartz slab counter and decorative tile flooring
- Mechanical Storage room 10 x 7

#### Wet Bar

- Slab grey honed quartz countertops
- Custom built-ins
- Scotsman Icemaker
- Hammered Bar sink
- Full size Kitchen Aid Refrigerator
- Large bar seating

#### Utility Room

- Washer and Dryer included
- Utility sink
- Decorative tile flooring
- Natural stone countertops
- Custom built-ins with ample storage
- Hanging rod



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## SPECIAL FEATURES CONTINUED

### Guest Suite #2 18 x 15

- Step-up ceiling
- French Oak 4" plank flooring
- En-suite bath with designer tile, fixtures and honed quartz counter.
- Walk-in closet with custom built-ins
- Plantation Shutters and Custom draperies
- Ceiling Fan

### Guest Suite #3 18 x 13

- Step-up ceiling
- French Oak 4" plank flooring
- En-suite bath with carrara marble counters and decorative tile, designer fixtures, frameless shower door and separate soaking tub.
- Walk-in closet with custom built-ins
- Plantation Shutters and custom draperies
- Ceiling Fan

### Guest Suite #4 16 x 13

- French Oak 4" plank flooring
- En-suite bath with carrara marble counters and decorative tile, designer fixtures and frameless shower
- Walk-in closet with custom built-ins
- Plantation Shutters and custom draperies
- Ceiling Fan

### Secret Gentleman's Whisky/room or Office 15 x 14

- Wood Beamed Ceilings
- distressed plank flooring
- Stained Custom built-ins
- Designer Grass cloth Wall covering
- Stained wood wainscoting

### Flex Room 16 x 12

- Tall Ceilings
- Large wall of windows
- Built-in bookcases
- French Oak 4" plank flooring
- Perfect for additional office or exercise room



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## SPECIAL FEATURES CONTINUED

### **Outdoor Living**

#### Yard and Pool

- Covered built-in gas grill and separate hibachi built-in grill
- Sprinkler System
- Area drains in backyard
- Heated Self-cleaning Custom Pool and Spa with remote aqua connect
- Waterfall fountain features
- Natural Stone Decking and flooring
- Wood Burning and Gas log outdoor fireplace
- Professionally landscaped
- Performance-tested synthetic grass
- Sound system
- Security Cameras

#### Other items included:

- Washer/Dryer
- Refrigerators
- All custom window treatments
- Whole house Generator
- Custom built-in dog Kennel
- Epoxy Garage Floor
- Storage cabinets in Garage
- Electric Car Charging Capable

