

# 4135 Durness Way

4 Beds | 3.5 Baths  
3,905 Sq. Ft. | Lot: 13,678 Sq. Ft. | 2019

## KEY FEATURES:

- Builder-Designer's own home - Exceptional quality by award-winning Butler Brothers
  - Custom Builder of the Year (GHBA, 2015)
  - Residential Architect Design Award, 2014
  - Numerous other awards
- Modern design combined with sophisticated warmth, spectacular natural light and effortless functionality
- Eco-Friendly and energy-efficient construction
- Pinterest-worthy, high-end custom finishes throughout
- Amazing views of the "Horse Park"\* and evening sunsets make it hard to believe you live inside the Loop
- Cul-de-sac street and oversized yard with room for a pool

## LOCATION, LOCATION, LOCATION!

- Close proximity & fantastic walkability:
  - Several parks: Karl Young Park, Huckleberry Park, Helen's Park, Evelyn's Park, "Horse Park" and Brays Hike & Bike Trail
  - YMCA, McGovern neighborhood library and numerous restaurants, shops, fitness & more!
  - Zoned to Mark Twain Elementary, Pershing Middle & Bellaire High
- Easy commute to Texas Medical Center, Rice University, Downtown, The Galleria & Greenway Plaza

## Kitchen:

- Impressive 14' Quartz island with waterfall edges, Breakfast Bar and fantastic storage on both sides
- Designer light fixture & raised ceiling with wood beam detail
- High-end built-in appliances:
  - Miele coffee maker - plumbed
  - Miele ovens (2)
  - Miele speed oven (microwave + oven)
  - Miele dishwasher – paneled
  - Thermador refrigerator and freezer – paneled with Auto Door Opening technology allowing for open with a push for a sleek, handle-less design
  - Scotsman ice maker – paneled, "Sonic ice"
  - Fisher & Paykel gas cooktop
- Custom Ernestomeda Italian cabinetry:
  - Soft-close cabinets and drawers
  - Large spice drawer
  - Deep pots and pans drawers
  - Hidden appliance garage
  - Hidden tray divider
  - Sleek, dimmable under-cabinet lighting
- Breakfast Room and walk-in Storage Room conveniently situated between Kitchen and Dining Room:
  - Butler's Pantry with custom cabinetry and Quartz serving counter
  - Walk-in Pantry with outlets and space for an extra refrigerator
  - Built-in Homework Nook
  - Breakfast Room, functional as a Home Office, features a designer Greg Nelson light fixture
- Open to Family Room and Bar

## Family Room:

- Spacious and the perfect space for gathering with family and friends
- Soaring 14' ceilings with wood beam detail
- Dramatic 16' of windows for brilliant natural light and overlooks the amazing yard with views of sunsets and the horses\*.
- Enjoy the privacy of no side neighbors allowing you to keep windows uncovered. When preferred, the windows are equipped with electronic shades
- Metal framed sliding doors bring the outdoors inside and lead to the Patio and spacious yard
- Gas fireplace, wood floors & exposed brick wall detail
- Adjacent to the Bar, perfect for effortless entertaining:
  - U-line wine fridge – paneled
  - Custom cabinetry, Quartz serving counter and built-in wine glass storage

## Dining Room:

- Spacious including beautiful built-in credenza with Quartz countertop and ample room for a large table
- Features wood floors, large windows, a textured wall paper accent wall and a designer Jonathan Adle light fixture
- Situated conveniently near the Formal Living, Butler's Pantry and Kitchen

## Formal Living:

- Perfect extension of the Dining Room for added entertaining space
- Features beautiful textured wallpaper & wood floors

*All information per sellers. Please independently verify.*

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**Owners' Retreat:**

- Spacious 1st floor bedroom with large windows and beautiful blue textured wallpaper
- Soaring 14' ceiling with wood beam detail and sleek ceiling fan
- Large walk-in closet with custom Poliform cabinetry
- Beauty meets function in the sleek Primary Bath room:
  - o Quartz countertops
  - o Herringbone tile floors
  - o Limestone-patterned porcelain tile walls
  - o Dual vanity & makeup vanity
  - o Designer light fixtures
  - o Toto toilet
  - o Freestanding tub with floor-mount tub filler
  - o Oversized walk-in shower with bench and 3 shower heads (standard, rain & wand)

**Game Room:**

- 2nd floor Game Room is conveniently situated between Secondary Bedrooms
- Features cork floors for sound absorption and comfort
- Kid's Hide Out! – cool loft space located above

**Secondary Bedrooms:**

- 3 Secondary Bedrooms on the 2nd floor
- The 2 West Wing Bedrooms share a spacious bathroom with Quartz counters, double vanity, custom cabinetry, decorative mirrors, fun tile flooring, decorative vanity lights, Toto toilet & shower/tub with subway tile surround
- The East Wing Secondary Bedroom is oversized with its own thermostat and features:
  - o Walk-in closet
  - o En-suite bathroom with Quartz countertops, full tile accent wall, Toto toilet, custom cabinetry, decorative round mirror & large shower with frameless glass & bench
  - o Perfect for a nanny, guests or multi-purpose room (Guest Room & Office)

**Powder Bath:**

- Floating vanity with Brizo plumbing fixtures & Quartz counters
- On-trend hex tile
- Toto toilet
- Gorgeous brass decorative mirror, bold/fun wallpaper and a beautiful light fixture

**Utility Room (1st Floor):**

- Features sink, Quartz countertops, hanging space & hamper space
- Built in dog kennel for maximum use of space
- Large storage closet
- Conveniently situated next to the Owners' Suite

**Amazing Outdoor Living!**

- Enjoy fabulous evening sunsets with no side neighbors
- Watch the horses\* roam!
- Back Patio with Outdoor Kitchen overlooking the spacious yard:
  - o Outdoor Kitchen features a new outdoor grill (2021) with fire protectant jacket, CMU blocks underneath & is lined with non-combustible material
  - o Space for separate dining and seating areas
  - o Features a sleek ceiling fan, decorative lighting, TV connection & speaker pre-wire
- Spacious Backyard – Enjoy lounging & outdoor play. Plenty of room for a pool.
- Extend the fun to the connected covered carport (perfect for ping pong or other games)
- Generously-sized storage room
- Sprinkler system

**Smart Home Features:**

- Sonos surround sound system (equipment & speakers)
  - o Kitchen, Family Room & Patio
  - o Wired for Dining Room & carport
- Google Home:
  - o Nest Hello! video doorbell
  - o Nest Learning Thermostats (4)
  - o Nest Protect (carbon monoxide & smoke detectors)
  - o Nest x Yale digital lock with keyless entry on Mudroom door with individual code & temporary code capability
- Wiring for exterior cameras
- Wireless access points that blanket the house with Wi-Fi

**Functional/Utilitarian Features:**

- Tons of storage throughout
- Quartz countertops throughout
- Solid core doors
- Attic storage
- Dog door
- Spectacular natural light
- Motorized blinds
- Commercial-grade custom windows manufactured in Germany by Grunburg
- Grunburg Doors
- Mudroom features cubbies, shoe storage & built-in cabinets and is conveniently located between Carport entrance and Kitchen

## Exceptional Quality Build:

### • Roof:

- o Standing metal seam roof
- o Poly plastic PVC material
- o Poly carbonate weld joints for water penetration prevention

### • Foundation & Exterior Materials:

- o CMU blocks all along perimeter of house
- o Pier & beam (house)
- o Slab on grade (carport, patio & storage room):
  - Void boxes to allow for settling
- o Limestone rock under house
- o No stucco (Brick & Hardie panel veneer)

### • Energy Efficient:

- o 100% spray foam insulation
  - Closed cell foam under house
  - Totally enclosed attic with foam insulation
- o Continuous insulation – foam board on plywood before siding
- o Crazy low electric bills, per Owners

### • Plumbing:

- o PEX pipes
- o Toto toilets throughout
- o Designer faucets throughout
- o Drains under house
- o 2 tankless water heaters (up & down with connected circulated pipes)
- o Freeze proof hose bibs

### • Electrical:

- o All LED bulb less lights
- o Sleek ceiling fans
- o Wired & ready for pool

### • HVAC:

- o 4-zone AC w/ 4 Nest thermostats (2 Carrier units):
  - 2 downstairs zones – Common Areas & Owner's Suite
  - 2 upstairs zones – West wing & East wing

*\*Horses currently (and for years past) kept in the open space adjacent to this home.*

*All information per sellers. Please independently verify.*

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