

# Special Features

3541 Lost Creek Boulevard

Private Estate in Gated enclave of Escala at Lost Creek.

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- ❖ 7595 square feet of luxury living. Built by Michael Deane in 2004 and extensively remodeled in 2014 (\$600,000 spent) and an additional remodel in 2018 (\$500,000 spent). Exceptional finish outs throughout the home with beautiful mesquite wood floors, custom plantation shutters, CRESTRON audio-visual technology, custom mill work and cabinetry throughout. Private 1.882 acres; heavily treed, beautifully landscaped with greenbelt and panoramic hill country views.
- ❖ Additional square footage includes air-conditioned and heated 4-car garage with 1281 square feet of space including floor to ceiling storage cabinets and a separate workroom/hobby space. Two Navien tankless hot water heaters are located in a garage closet. There is also a (18x55 tank size) 62-gallon capacity water softener. Exterior home parking includes a four-space driveway addition and three spaces of on-street parking at front of home.
- ❖ Resort style outdoor cooking and living areas with a gas log limestone fireplace and covered and uncovered patio areas overlooking a stunning negative edge pool, spa, fire pit and putting green. The outdoor kitchen includes a Viking grill, refrigerator, bar sink and a bar stool sitting area. Enjoy a large TV positioned outdoors above the fireplace.
- ❖ First floor of home includes the primary bedroom suite, private guest suite, half bath, main study with additional half bath, secondary private office space, home theater, gourmet kitchen, breakfast area, formal dining, formal living and family room. Second floor includes two bedroom suites, a common living area and a coffee/snack bar niche equipped with a mini refrigerator, sink and cabinets. Home offers abundance of cabinets, closets and attic storage throughout.
- ❖ Formal living room features beautiful mesquite hardwood floors, a gas log limestone fireplace, walls of windows, and sliding doors merging the indoor and outdoor living areas. The spacious formal dining room is adjacent to the butler's bar which is equipped with granite counter tops, glass front display cabinets, metal gated wine storage display closet with a full size wine refrigerator, a mini-refrigerator, sink, and a Miele dishwasher.



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- ❖ Large family room with Mesquite wood floors, a wall of built in cabinetry, beautiful wood beams, a gas log limestone fireplace, and large sliding glass doors to access the patio areas. Family room is adjacent to the gourmet kitchen and family breakfast room.
- ❖ Gourmet kitchen with beamed ceiling, granite counter tops, excellent cabinet storage, top of the line appliances to include a Sub-Zero freezer/refrigerator, a Wolf microwave, a Wolf 6-burner w/griddle and double ovens (bake and convection) with custom hammered metal vent hood and Wolf steam/convection oven
- ❖ Spacious primary suite with views and a gas log limestone fireplace. The master bath includes a large walk-in closet dressing room, an adjacent exercise room and a coffee bar equipped with a mini- refrigerator, sink and cabinets. There are opposite built-in vanities gracing the bathroom and the shower has opposite end shower heads, center rain shower head and convenient tile bench seating. There is an extra heated and cooled storage area as well.
- ❖ Primary study has wood beamed ceilings, mesquite wood floors and excellent cabinet storage and shelving. Features floor to ceiling wood paneling, custom plantation shutters, and a built-in matching center room executive desk. Also includes private half bath and coffee bar niche with a microwave and mini-refrigerator.
- ❖ First floor media theater room is furnished with 8 leather reclining home theater seats on two levels, a 60" X107" Stewart screen, and all the state of art theater technology perfect for an outstanding entertaining experience. Enjoy the full bar with bar stool seating equipped with a Fisher & Paykel dishwasher, a mini-refrigerator, a bar sink and ice maker. There are electronic shades on both the interior and exterior windows which can be lowered to completely darken the room.
- ❖ The large utility laundry room has an abundance of storage and is adjacent to the garage hallway and mud room area with a bench seat, coat hangers and storage space.
- ❖ House is equipped with a security alarm system and touch screen electronic panel managing all interior/exterior lighting..



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# Remodel Upgrades | 2014

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Most notable remodel upgrades completed in 2014 (approximate cost \$600,000)

- ❖ Home electrical rewiring to include a touch screen electronic panel that manages all house lighting; one touch can turn on selected lighting scenes or full house indoor and/or outdoor lighting
- ❖ Upgraded to CRESTRON audio-visual technology, acoustic treatments, added throughout the house with the media theater room as the centerpiece to make this home an entertainer's dream house. Home electronic connectivity also upgraded for home office needs in both office studies. Sound controls added in many convenient locations.
- ❖ Landscape design changes; upgrades to house beds, plants, trees and grass areas, plus a complete sprinkler system rebuild and overhaul.
- ❖ New plumbing hardware and lighting fixtures.
- ❖ Updates on V41 optically-clear sputtered film window tinting on 85 panes; blocks 57% of solar energy reducing energy costs, heat build up and glare, blocks up to 99.9% of ultraviolet rays helping to protect furnishings by reducing premature fading, and extremely low reflectivity – same as glass.
- ❖ Custom limestone fireplace surrounds installed to replace outdated ones
- ❖ Interior and exterior home painting, select wall plastering, completed as part of remodel.



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# Remodel Upgrades | 2018

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Most notable remodel upgrades completed in 2018 (approximate cost \$500,000)

- ❖ Total remodel of kitchen, took out wagon wheel ceiling and put wood beams
- ❖ Removed columns that were between kitchen and family room
- ❖ New Sub-Zero Refrigerator/Freezer (side by side)
- ❖ New Wolf Range - 6 burner w/griddle and double ovens (bake and Convection)
- ❖ New custom designed hammered metal vent hood
- ❖ New Wolf Steam/Convection oven
- ❖ Installed two new Navien tankless hot water heaters
- ❖ Installed new 62-gallon capacity (18x55 tank size) water softener
- ❖ Removed carpet in living area and replaced with beautiful Mesquite hardwood floors
- ❖ Repainted and redesigned all cabinetry in Kitchen
- ❖ Repainted all cabinetry and trim throughout the house
- ❖ New Carpet upstairs including the stairwell
- ❖ Removed carpet in Primary bedroom and replace with beautiful Mesquite hardwood floors
- ❖ New Tile throughout primary bedrooms bath, closet and workout area
- ❖ Replaced ceiling light fixtures in primary bedroom closet with can lighting
- ❖ New Carpet in private guest suite on first floor
- ❖ New tile flooring in file/storage room off the closet in first floor guest room
- ❖ Extensive landscaping and clearing of trees in back yard to improve usable space and views and removed many trees on owners property that extends well beyond the fence line so there's more usable area for trails, hiking and improving views of greenbelt.



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