



107 WARRENTON DR

New Construction by Magnifico Custom Builders with Exceptional Features

Exterior

Pier & Beam foundation: Built for Floors at 12 inches above 1000 year flood plane

All exterior walls: 100% Brick and Stone veneer including Chimney with white slurry wash

Garage: 3 car garage with 15 Ft. ceilings, a 10'X10' and a 16'X10' Custom built insulated Wood Doors, Electric Car Port connection, Windows for light but high enough for Security, with Driveway Gate and Extra Parking

Front Entry: Elegant Brick steps leading to porch with Double Glass Doors

Rear Covered Patio: Brick floor with Iron Railing, Brick Platform and steps leading to a generous backyard, Summer Kitchen and entry to Family Room through Two Double Glass Doors

Fence: 7' Fence built with horizontal slats atop a weather resistant treated 2x12

Interior

Ceilings: 22' in Foyer, Central Area and Family Room. 10' ceilings 1st and 2nd Floors

Floors: White Oak Solid Wood, Marble, Stone, Tile and Carpet in Media Room

Cabinets: Custom Cabinets Built on Site for Kitchen, Baths, Closets, Study and throughout the rest of the house

Trim Carpentry: 12" Base Boards first and second level, 8' Solid Core Doors first and second level, Crown Molding throughout Whole House and Cedar Beams in Dining Room and Master Bedroom

Staircase: Fabulous Central Circular Staircase with a Double Rotunda ceiling at 24' with a Grand Chandelier at the center, and Iron Railing

Countertops: Solid Surface Marble and Quartz countertops

Fireplace: Wood Burning with Gas Connections in Family Room on 22' height wall with Dueling Cabinets and Stone Fascia

Formal Dining Room: 17x13 Room with 42" Wainscoting, Rustic Beams on Ceilings, Beautiful Chandelier, White Oak Hardwood Floors, direct access to the Wine Cellar and direct access to the Kitchen via Butler's Pantry

Kitchen: 23x15 Area with custom designed Cabinets and Glass accent doors, enhanced lighting, White Oak Hardwood Floors, large Island with undermount deep Sink, Dishwasher in Island, custom Marble Countertop, Tile backsplashes, includes separate breakfast area, 48" gas Range, Microwave, 48" Refrigerator, Coffee Maker and Bun Warmer

DISCLAIMER

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Study: 14x14 Office with Custom built in cabinets, 42” wainscoting, enhanced lighting office chandelier

Family Room: Grand Room 23’x16’ with 22’ ceilings, wonderful access to Covered Patio through 2 Double 8’ high Glass Doors, a Fireplace with Cabinets on both sides, a Grand Chandelier, with a full view to 1st and 2nd levels, Hardwood floors

Laundry: 13x8 1st level Laundry with entry from Foyer and Master Closet, Custom Shelves and Cabinets, Marble Countertop and Floor, Sink and faucet; 2nd level Laundry 13x6 connected to 8’x5’ Utility/Secret Room with entry from Media Room Lobby

Foyer: 22x8 open entry to staircase with 22’ ceilings and view to 1st and 2nd levels, Hardwood floors with access to Study, Laundry, Garage, and Dining Room

Master Bedroom Suite: 19x17 Master Bedroom on 1st level with 10’ wall height and Rustic Beams on ceiling, Hardwood floors and Double Doors leading to a 18x15 Master Bath that has His and Hers Vanities, a Makeup Station with Knee Space and Drawers, Enclosed toilet space, large 7x4 Shower with Marble tile to the ceiling finished off with Frameless Glass Doors, Marble floor, and for final touches an oversized Soaker and a Chandelier, Double Doors that lead to a 19x11 Master Closet with Customized shelves, shoe racks and cabinets, Hardwood floors and an adjunct 8x5 Secret/Utility Room plus Sliding Doorway into the Laundry which connects back to the Foyer

Powder Rooms: 2-8x4 Half Baths, one on 1st level and another on 2nd level ideally placed for easy accessibility, customized carpentry and marble countertops and floors

Bedroom #4: 19x15 Secondary Master on 2nd level with 10’ wall height, Crown Molding and Hardwood floors; includes a 14x6 Bathroom with a modern Shower/Soaker Combination behind Frameless Glass, Marble floors, Enclosed toilet space and a 9x6 Closet

Bedrooms #1,2,3: On 2nd level with 10’ wall height, Crown Molding and Hardwood floors; each Bedroom has its own Bathroom and Closet with an ingress area to bathrooms/closets

Game Room: 23x20 on 2nd level with 10’ wall height, Crown Molding, White Oak Hardwood floor, Wet Bar, Marble Countertops, Undermount Sink, undercounter Refrigerator, Tile backsplash, open to 1st level, Iron Railing, easy accessibility to Powder Room and Staircase

Media Room: Circular Hallway on 2nd level that leads into 10x9 Lobby/Study with Double Doors as entry to 19x13 Media Room, Theater custom design wired for TV, Projection, and Surround Sound, Carpet on floor

Sound and Security: Entire house is prewired for Speakers including Patio, Surround Sound in Family Room and Media Room; for TV in Family Room, Study, Game Room, Master Bedroom and Master Bath, Bedrooms; Cameras around the exterior and Security Alarm System, includes Cat 6 wiring for Internet



FIRST LEVEL ROOM SIZES

22 Ft. X 8 Ft.	Entry Foyer
14 Ft. X 14 Ft.	Study/ Office
17 Ft. X 13 Ft.	Formal Dining Room
6 Ft. X 5 Ft.	Wine Cellar
11 Ft. X 5 Ft.	Butler's Pantry includes Food Pantry
23 Ft. X 15 Ft.	Kitchen includes Breakfast Area
23 Ft. X 16 Ft.	Family Room
8 Ft. X 5 Ft.	Powder Room
19 Ft. X 17 Ft.	Master Bedroom
18 Ft. X 15 Ft.	Master Bathroom
19 Ft. X 11 Ft.	Master Closet
8 Ft. X 5 Ft.	Secret Room
13 Ft. X 8 Ft.	Laundry
36 Ft. X 26 Ft.	Garage

SECOND LEVEL ROOM SIZES

36 Ft. X 5 Ft.	Main Walkway
8 Ft. X 5 Ft.	Powder Room
23 Ft. X 20 Ft.	Game Room
19 Ft. X 13 Ft.	Media Room
10 Ft. X 9 Ft.	Lobby/ Study
8 Ft. X 5 Ft.	Secret Room

19 FT. X 15 FT.

BEDROOM #4 SECONDARY MASTER

15 Ft. X 7 Ft.	Bathroom
10 Ft. X 6 Ft.	Closet
5 Ft. X 4 Ft.	Toilet Room

17 FT. X 12 FT.

BEDROOM #3

7 Ft. X 4 Ft.	Ingress
9 Ft. X 8 Ft.	Bathroom
9 Ft. X 6 Ft.	Closet

14 FT. X 14 FT.

BEDROOM #2

6 Ft. X 4 Ft.	Ingress
9 Ft. X 6 Ft.	Bathroom
6 Ft. X 5 Ft.	Closet

13 FT. X 11 FT.

BEDROOM #1

5 Ft. X 4 Ft.	Ingress
9 Ft. X 6 Ft.	Bathroom
8 Ft. X 4 Ft.	Closet



DETAILS ON STRUCTURAL SPECS

FOUNDATION

- + Pier and Beam construction
- + Designed for floors @ 1 Ft. above 1000 year flood plane
 - + Engineer tested on soil make up and compaction
- + Foundation inspected by City of Houston and JL Trevino & Associates

DRAINAGE

- + Custom engineered drainage system
- + Installation of 4", 6", and 8" to code PVC pipes to drain to street
 - + Graded to proper specs for drainage

FRAMING

- + 6x14 Pressure Treated Glue Lam Beams on piers, 2x12 floor joists
- + 1-1/8" AdvanTech tongue and groove subfloor screwed and nailed 1st and 2nd Levels
 - + Exterior walls built with 2x6 studs on 1st and 2nd levels
 - + 16" engineered trusses for 1st level ceiling/2nd level floor
- + Rafters, ceiling joists and beam layout designed by certified engineer
 - + Metal straps and hurricane clips installed per code
 - + Radiant barrier CDX roof decking
 - + Hardie Fascia, soffit and trim installed per specs
 - + CDX sheathing installed on entire perimeter of home
 - + Entire Exterior wrapped with Tyvek moisture barrier

HVAC

- + 3 High efficiency Carrier Seer 21 systems with multiple controls
 - + Gas furnaces for heating
 - + Insulated registers and flex duct
 - + 2" x 42" accent vents in high traffic areas
- + Cooling and Heating design per engineer and inspected by City of Houston



PLUMBING

- + PEX water lines throughout
- + Schedule 40 PVC venting and sewer lines
- + 2 tankless water heaters with circulating pump
- + Pressure tested Black Gas pipes throughout
- + All faucets, sinks, soakers, bathtubs as per plumbing schedule
- + All plumbing and fixtures installed by certified plumbers and inspected by City of Houston

ELECTRICAL

- + 4-0 electrical wiring per code
- + GFI and ARC protection provided
- + Electric car station installed in garage
- + Solar panel wiring in attic
- + 2 electric lifts installed for heavier chandeliers
- + Wiring for elevator shaft
- + 200-amp panel
- + Recessed can lighting throughout with Chandeliers, lamps, and accent lights
- + Installation by Licensed professionals and inspected by the City of Houston

INSULATION

- + Open cell foam insulation under 1st floor
- + Exterior walls: 6" R-19
- + Ceiling: 12 " Blow in

SHEETROCK

- + 1/2 " and 5/8" sheetrock as per plan
- + Texture: smooth level 4 primer finish
- + Frameless door and window finish

ROOFING

- + 35 year Prestique weatherwood composition
- + Metal Accent roof in front

PAINT

- + High grade Sherwin Williams enamel wood finish
- + High grade eggshell, flat and stain finishes per plan



CARPENTRY

- + Custom solid wood cabinets built on site for entire home
- + 12” wood baseboards throughout 1st and 2nd floors
- + 8’ high solid core doors throughout 1st and 2nd floors
 - + Crown molding throughout whole house
- + Cedar beams in Dining Room and Master Bedroom
 - + Custom wine rack

ELEVATOR SHAFT

- + Ready for a 2 person elevator
- + Temporary finish as closets on level 1 and 2

LANDSCAPING

- + Custom engineered landscape design
- + Sprinkler and landscape package installed by certified landscaper

GUTTERS

- + 5” aluminum gutters
- + Downspouts tied into drainage system

FENCING

- + 8” cedar fence with all slats horizontal
- + 2x 12 pressure treated foundational support
- + Wrought iron garage front fence with gate access to garage from driveway

DRIVEWAY

- + 3000 psi concrete
- + Designed Brick Inserts for aesthetics

ABOVE ITEMS SUBJECT TO CHANGE WARRANTY

- + 10 year structural warranty
- + 1 year full warranty
- + Factory made products come with manufacturer’s warranty