

# 1201 Ben Hur Drive

## Spring Valley Village

### Entry – 17 x 9

- Two story entry
- Opens to Dining Room & Living Room / Library
- Recessed lighting & designer chandelier
- Jeldwen aluminum clad double entry glass doors
- 6' white oak floor with European stain
- Large closet for future elevator

### Dining Room – 18 x 13

- Opens to Entry and Wet Bar / Butler's Pantry
- 6' white oak floor with European stain
- Designer chandelier
- Recessed lighting
- Divided light window facing front yard (east)

### Butler's Pantry / Wet Bar – 13 x 5

- Porcelain slab counters and back splash
- Silhouette wine chiller
- KitchenAid ice maker
- Elkay under mount stainless steel sink
- Recessed lighting
- Upper glass front cabinets
- Lower cabinets and drawers
- Open to Dining Room, Entry and Family Room
- 6' white oak floor with European stain

### Living Room / Library – 14 x 13

- Wainscot
- 6' white oak floor with European stain
- Divided light windows viewing front yard (east)
- Windows viewing south
- Built-in bookshelves with lighting
- Recessed lighting
- High ceiling
- Double French divided light doors (8 feet)

### Powder Bath

- Italian ceramic tile floor
- Quartz vanity with backsplash
- Framed mirror w/designer vanity lighting
- Towel square
- Privacy wall to Kohler toilet
- Recessed lighting

### Family Room – 23 x 22

- Opens to Kitchen, Butler's Pantry / Wet Bar, Gallery Entry, Hall to Primary Bedroom,
- Glass fireplace with slab porcelain accent wall
- Wall television mount
- Sliding patio door (20' x 10') in bronze aluminum
- Recessed lighting
- Ceiling fan
- Coffered ceiling
- 6' white oak floor with European stain

### Kitchen – 19 x 16

- Large island with porcelain book matched counters
- Under mount stainless steel sink with Insinkerator
- Pendant lighting and Recessed lighting
- Under cabinet lighting
- Porcelain counters and backsplash
- Bosch stainless steel microwave
- 2-Bosch stainless steel dishwashers
- Wolf professional gas range w/6 burners & griddle
- Professional style vent hood
- SubZero stainless steel refrigerator / freezer
- Large walk-in pantry
- Opens to Breakfast Room and large Family Room
- 6' white oak floor with European stain

### Breakfast Room 14 x 12

- Designer chandelier
- Recessed lighting
- 6' white oak floor with European stain
- Built-in cabinets (bottom solid front, middle glass front, upper solid cabinet fronts)

### Home Office

- Barn door
- 6' white oak floor with European stain
- Desk space with pencil drawer
- Three lower and upper cabinets
- Recessed lighting
- Under cabinet lighting
- Porcelain counters and porcelain backsplash

### Laundry Room – 13 x 6

- Ceramic tile floor with drain in floor
- Washer & dryer connections (gas and electric)
- Upper cabinets
- Recessed lighting
- Large deep stainless steel soaking sink
- Room for extra refrigerator or freezer

Karen Harberg  
Sales Associate  
(c) 281.546.9444 | (o) 832.899.4788  
Karen.Harberg@Compass.com

## Mud Area

- Open shelves + lower open shelf
- Seating for putting on shoes
- Recessed lighting
- 6' white oak floor with European stain
- Accessible to two separate 2-car garages

## Garages

- (2) separate 2-car garages (4 spaces)
- Epoxy flooring
- Breaker boxes
- Sprinkler system controls
- Automatic garage door opener

## Bedroom 2 – 17 x 14

- Located downstairs near back stair
- 6' white oak floor with European stain
- Coffered ceiling
- Recessed lighting
- Ceiling fan
- Walk-in closet w/double hanging rods, built-in dresser, 4 drawers, upper open shelves shelves + lower open shelf

## Private Attached Bath

- Quartz vanity w/ Kohler under mount lavatory
- Italian marble tile floor
- Kohler toilet
- Framed mirror w/designer vanity lighting
- Large walk-in shower with porcelain surround and marble tile inlays, bench, and frameless glass enclosure
- Built-in linen cabinet and laundry hamper

## Primary Bedroom - 19 x 17

- Location – 1<sup>st</sup> floor
- Hanging/coat closet & additional closet in entry
- Door to covered patio and pavilion
- 6' white oak floor with European stain
- Windows viewing back yard (north and west)
- Cathedral ceiling with beams and ceiling fan
- Recessed lighting

## Primary Bathroom

- Porcelain tile floor
- Recessed and fluorescent lighting
- Dual private water closets
- Large shower with frameless glass enclosure, shampoo shelf, bench, three showerheads (one stationary, one handheld, one rain shower)
- Deep soaking tub
- Two large vanities (one with make-up knee space)

## Primary Bathroom [continued]

- Three beveled framed mirrors with clerestory windows above
- Walk-in Closet #1 with double hanging rods, seven sections, built-in dresser with four drawers and open upper shelves, and additional open shelves behind the door
- Walk-in Closet #2 with large porcelain clad island with 12 drawers, additional built-in dresser with eight drawers and upper shelves w/cabinet fronts, open shelves over the double hanging rods

## Second Floor

- Hardwood treads, painted risers
- Large window in stairwell landing
- Recessed lighting
- Stainless steel and glass balustrade
- 6' white oak floor with European stain
- Upstairs elevator capable closet at top of stairs
- Balcony overlooking two story entry

## Bedroom 3 – 13 x 12

- Top of stairs, on left
- 6' white oak floor with European stain
- Recessed lighting
- Ceiling fan
- Triple window overlooking backyard
- Large walk-in closet with single and double hanging rods, built-in dresser with four drawers and upper open shelves + additional open shelves
- Attic access

## Private Attached Bath

- Italian marble tile floor
- Quartz vanity with under mount Kohler lavatory
- Kohler toilet
- Recessed lighting
- Framed mirror w/designer vanity lighting
- Tub / shower with deep soaking tub and porcelain surround with marble tile inlays
- Built-in linen cabinet with laundry hamper

## Bedroom Four – 14 x 14

- Top of stairs, first on right
- 6' white oak floor with European stain
- High ceiling w/ceiling fan & Recessed lighting
- Divided light window overlooking front yard (east)

## Private Attached Bath

- Large walk-in closet w/single and double hanging rods, 4 drawer dresser with open shelves
- Italian marble tile floor
- Recessed lighting
- Quartz vanity with under mount Kohler sink

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## Private Attached Bath [continued]

- Kohler toilet
- Framed mirror w/designer vanity lighting
- Large walk-in shower with porcelain surround and marble tile inlays, bench, and frameless glass enclosure
- Large walk-in shower with frameless glass enclosure, built-in bench, built-in shampoo shelf and tile surround

## Game Room – 22 x 18

- Opens to hall
- Three large windows overlooking back yard
- Coffered ceiling w/recessed lighting & ceiling fan
- 6' white oak floor with European stain
- Refreshment bar with Silhouetto beverage refrigerator, porcelain counter, Elkay under mount stainless steel sink, and upper cabinets with under cabinet lighting

## Powder Bath

- Quartz vanity with Kohler under mount lavatory
- Framed mirror w/designer vanity lighting
- Kohler toilet
- Recessed lighting
- Built-in cabinets

## Bedroom Five – 15 x 13

- Located upstairs at the end of the hall, on right
- Facing the front yard (east)
- 6' white oak floor with European stain
- Recessed lighting
- Ceiling fan
- Divided light window facing front yard (east)

## Private Attached Bath

- Large walk-in closet with double hanging rods, and 4-drawer dresser w/upper open shelves
- Porcelain vanity with Kohler under mount lavatory
- Framed mirror w/designer vanity lighting
- Kohler toilet
- Recessed lighting
- Italian marble tile floor
- Large walk-in shower with porcelain surround and marble tile inlays, bench, and frameless glass enclosure

## Bedroom Six – 16 x 15

- 6' white oak floor with European stain
- Large walk-in closet w/single/double hanging rods, built-in 4-drawer dresser w/open upper shelves
- Recessed lighting
- Ceiling fan
- Two windows overlooking back yard (west)

## Private Attached Bath

- Italian marble tile floor
- Tub / shower with deep soaking tub and porcelain surround with marble tile inlays
- Kohler toilet
- Linen cabinet with laundry hamper
- Shampoo shelf
- Quartz vanity with Kohler under mount lavatory
- Framed mirror w/designer vanity lighting
- Designer lighting
- Recessed lighting

## Exterior

- Powder Bath
- Room for future pool
- Covered patio with recessed lighting
- Pavilion with wood-burning fireplace
- Summer kitchen with sink, refrigerator & grill
- Stucco - 3 coat with cast concrete accents

## Per Builder:

- Engineered slab on piers
- 2 x 6 studs with laminated wood beams and structured steel framing
- Trane 14 SEER AC units (3)
- 300 amp electrical service
- (2) tankless water heaters with PEX pipes and manifolds for individual fixture cut off
- Jeld-Wen aluminum-clad windows and front door
- 20 x 10 sliding patio door in bronze aluminum
- Smart home pre-wire for audio and security system
- Blown foam insulation
- Custom built cabinets with manufactured doors and drawer fronts with soft closing hinges
- Emtek European door hardware
- Upgraded bathroom fixtures and cabinet hardware
- Designer lighting package
- Glass and stainless steel stair railing
- Porcelain slab fireplace surround
- 3 coat stucco exterior with cast concrete accents
- Engineered drainage system
- Sherwin-Williams paint

<b>Builder</b>	Carlton Construction, Inc
<b>Designer</b>	Sullivan, Henry, Oggero
<b>Bedrooms</b>	6
<b>Baths</b>	6 Full / 2 Half
<b>Square Feet</b>	6,477 SF per plans
<b>Lot Size</b>	14,503 SF per HCAD
<b>Schools</b>	Spring Branch ISD Valley Oaks Elementary, Spring Branch Middle, Memorial High

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