

FIRST FLOOR SECONDARY BEDROOM (FRONT of home)

- Wide Plank 5/8" White Oak wood floors installed 2020
- Pella Windows Installed 2008 with Mahogany Frames and Shutters overlooking lush landscaping and courtyard
- Recessed Lighting

FIRST FLOOR FULL BATH remodel completed 2021

- Calacatta D'oro honed marble on floors, countertop and shower tile
- Shower head with hand held shower handle
- Frameless shower door with starlight glass
- Custom built mirror and vanity perfectly coordinated and designed to mirror backsplash
- Services front bedroom and doubles as powder room for guests
- Custom painted cabinetry

WINE ROOM

- Groin Vaulted ceiling with French inspired chandelier
- Built in cabinets for wine storage
- Terracotta tile floors

FIRST FLOOR SECONDARY BEDROOM (adjacent to downstairs study/sunroom)

- St Joe Brick flooring
- Custom installed Weather Shield windows (2020)
- Custom Roman shades installed 2020
- Ensuite bath, remodel complete 2021: Honed Calacatta D'oro floor, wall tile and counterop; shower/tub combo with handheld shower handle / custom Painted Cabinetry / custom built mirror and vanity

UTILITY ROOM

- Brick flooring
- Stainless steel Maytag Washer and Dryer 2019
- Stainless steel double sinks with granite countertops
- Built in cabinetry for ample storage space
- Built in wall mirror, illuminated with can lights, and clothes rod for drying

OFFICE/SUNROOM

- Brick flooring
- French Doors with Pella custom double pane windows (2020) and custom linen Roman Shades
- Wet bar with stainless steel sink, Honed Italian statuary white marble countertop and custom painted cabinets
- Full Closet
- Great flex space, could be used as office, exercise room, or spare bedroom
- 2 recent Breaker boxes (2020)

OFFICE SPACE between Garage and Kitchen

- Brick Flooring
- Green Marble countertops
- Custom drawers and Cabinets with locks
- Security station Monitoring system, wiring for CAT5 outlets, router and Genesis Telephone System

2nd FLOOR DESCRIPTIONS and FEATURES:

FAMILY ROOM/GAME ROOM

- Custom Painted Built ins for books, pictures, TV and Stereo equipment
- French Doors installed 2019 leading to outdoor wrought iron balcony
- Wet Bar with Perlick Stainless Steel Refrigerator, purchased 2020
- Waxed Pine wide plank wood floors

BEDROOM #4 WITH ENSUITE BATH

- Waxed Pine wide plank wood floors
- French doors installed 2020
- Juliette Balcony
- Generously proportioned walk in closet
- Large ensuite bath with Double Sinks, Jerusalem Gold honed marble countertops, floor and wall tile, large shower/tub combo
- custom painted cabinets and drawers

BEDROOM #5 WITH ENSUITE BATH

- Waxed Pine wide plank wood floors
- French doors installed 2020
- Juliette Balcony
- Pella window (2020_ with custom designed Shutters
- Ensuite bath with large shower, frameless starlight glass door, vessel sink atop custom cabinet, double mirrored medicine cabinet
- Walk in Closet designed by Programme Martin

EXTERIOR

- Landscaping: Pruitt and Reed designed front garden with 80 Holly ferns, luscious groundcover, and Japanese Maples. All meticulously maintained.
- 2 stunning courtyards
 - Brick walkways
 - Windows with Limestone Perimeters
 - Gas Lanterns
 - all wrought iron recently sanded and painted (May 2021)
 - Stunning clay pots professionally planted and maintained with drip sprinkler system
 - 6 ZONE sprinkler system
 - Illuminations Lighting Company outdoor tree lighting installed in 2020 throughout exterior
 - Exterior of house painted 2020

ROOF

- Tile Roofs of TX installed wood decking, and oversized copper gutters and downspouts, 2020
- Copper dormers
- Slate tiles: combination of new and refurbished from previous roof
- 3 Solar Panels control attic fans (newly installed 2020)
- Replaced 2 entire flat roof surfaces with modi and copper collars

HVAC / HOT WATER HEATER

- 3 outdoor condenser units and furnace replaced in 2019
- Furnaces installed 2019
- 3 gas water heaters: (2) 60 gallon High Recovery water heaters installed 2019
- GENERATOR - installed and started up September 2020 by Generac
- 2 Circulating pumps for hot water installed May 2021

IMPROVEMENTS ON DRAINAGE SYSTEM

- added and increased size of French drains around perimeter of property: 2019
- added large catch basin drains: 2019
- new pumps with quadrupled sump pump horsepower: 2019
- Installed new Black star gravel to the back and side yard: February 2021

PLUMBING IMPROVEMENTS

- Updated ALL interior hot and cold water piping from Galvanized to Type A PEX (2019)
- Updated ALL sub-surface drainage from Cast Iron to Schedule 40 PVC (2006 and 2019)