# 

# 5707 INDIAN CIRCLE / Tanglewood Area

# **UPDATES and OUTSTANDING FEATURES**

# KITCHEN: redesign 2018-2021

-13 foot coffered ceilings

-Brick Floors

-Side by Side Sub Zero Refrigerator and Freezer

-Sub Zero Designer Refrigerator Drawers in Island

-Wolf 6 Burner Gas Cooktop with Griddle and Venthood

-Designer Brass Pot Filler

-Wolf Professional Series Double Oven

-Wolf Warming Drawer in Kitchen Island

-Sharp Convection Microwave in Kitchen Island

-Oversized Kitchen Island with Leathered Quartz Countertops "Taj Majal"

-2 Shaws of England Fireglazed Sinks

-Bosch Dishwasher

-Picturesque Black Steel Windows with tinted glass, custom designed in 2019

-Stunning Custom Designed Black Steel French Doors with tinted glass, 2019, all double paned

-Soft Close Cabinetry and Pots and Pans Drawers & Undercounter Lighting

-Cocktail Bar area with wall mounted TV

-Plumbed for Ice Maker, and gravity drain installed

# LIVING ROOM/GREAT ROOM:

-European White Oak Flooring 5/8" wide plank installed in 2020

-13 foot coffered celilings

-3 sets of french doors with wooden painted shutters

-Gaslog Fireplace with intricately carved wood Mantel

# FIRST FLOOR PRIMARY BEDROOM SUITE:

-Pella Windows installed 2008 with Mahogany Frames and Shutters

-Recessed and Pin hole lighting to accentuate artwork

-2 Closets, Walk in Closets with special built in drawers that can be locked (Stealthlock system)

-Adjacent Sitting are with exposed brick gas fireplace and Mohagony French doors and shutters -can be fully enclosed, and could double as an exercise room or home office

# PRIMARY BATH: remodel completed 2021

-Calacatta D'oro Honed Marble on floors and countertops

- Three 10' arched Pella Architecture Series double glass windows

-Mahogany Frames with Shutters

-Large walk in Shower with designer frosted etched glass door

-Water Closet with designer frosted etched glass door

-Kohler cast iron soaking tub

-Cabinetry for towels and linens

# 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 ispired 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 intalled 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 mirrow 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 will 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

Landcaping: 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 professionaly planted and maintained with drip sprinkler system -6 ZONE sprinkler system

-Illuminations Lighting Company outdoor tree lighting installed in 2020 througout 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 fournace replaced in 2019
-Fournaces 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)