

11 Crestwood Drive

This romantic French style custom built home is situated on an oversized lot in a gorgeous wooded setting close to Memorial Park. Built by Thomas O'Neill Homes, this home has magnificent drive up appeal and careful attention to detail. Exquisite interiors and open spaces make this floorplan ideal for everyday living as well as entertaining on a grand scale. Gracious entry foyer with groin vaulted ceiling leads to formal living room, study, formal dining room, wine cellar, and family room. Elevator access in entry area. Primary kitchen opens to family room and breakfast area. Separate caterers' kitchen with pantry and full appliance package. Walk-in climate-controlled wine cellar with wooden beams and brick floor. Primary bedroom suite on first floor with views to outdoor pool and patio area. Luxurious primary bath. Great outdoor space with marble patio, infinity edge pool, fireplace, and summer kitchen. Upstairs features five secondary bedrooms, home theater, game and exercise room.

(6 Bedrooms; 7 Full and 2 Half Baths; 4 Car Garage; 12,440 Building Sq. Ft. (Per Floor Plan Visuals); 38,591 Lot Sq. Ft. (Per HCAD); Built in 2013 (Per HCAD).)

Foyer – 47' x 9'

- 12' Groin vaulted ceilings
- 15-Lite steel and glass arched front door
- Three sections of groin vaulted ceiling, each centered with a 5-candle vintage chandelier with glass shades
- Extended Foyer provides access to Formal Living Room, Secondary Study, Formal Dining Room, Stair Hall, Wine Cellar, Powder Room, and Family Room
- Vestibule entry to Powder Room with 4-candle vintage iron chandelier, groin vaulted ceiling, and coat closet with hanging rod
- Elevator access to all floors
- Linen closet with four shelves
- Recessed lighting
- 8" Multi-piece baseboards
- 7" White oak floors with ebony finish

Wine Cellar – 14' x 8'

- 10' Ceiling with 12" x 2" vertically positioned stained wooden ceiling beams
- Set of 4-lite French double doors from Foyer
- 5-Candle vintage brass chandelier
- Four 2-candle vintage wall sconces
- Wine-Mate climate control
- All millwork in this room is alder wood
- Lattice wine shelving with storage slots for 740+ bottles of wine
- Eight angled display shelves for wine bottles
- Two sets of four adjustable glass shelves
- Wooden counter with three under-counter drawers and two under-counter SubZero wine mini fridges
- Two ceiling speakers
- Recessed lighting
- 5" Multi-piece baseboards
- Brick floors

Study – 16' x 14'

- 12' Coved ceiling
- One 16-lite window
- Set of 4-lite operable French double doors to front grounds
- 6-Candle vintage chandelier with hanging crystal teardrop ornaments
- Two separate built-in bookcases with four adjustable shelves and one lower double door cabinet each
- Two ceiling speakers
- Recessed lighting
- 8" Multi-piece baseboards
- 7" White oak floors with ebony finish

Formal Den – 17' x 14'

- 12' Coved ceiling
- Two 8-lite windows
- One 6-lite window with crank function
- 12-Candle vintage chandelier with hanging crystal teardrop ornaments
- Access door to Garage #2 with built-in vehicle lift
- Arched entry from Foyer
- Floor to ceiling wood paneled walls with designer paint finish by Farrow and Ball

- Two ceiling speakers
- Recessed lighting
- 6" Multi-piece crown moulding
- 8" Multi-piece baseboards
- 7" White oak floors with ebony finish

Kitchen – 21' x 15'

- 12' Ceiling with four solid wood cross timbers
- Set of three 6-lite windows set over sink
- Carrara marble slab counter tops with an ogee bullnose edge
- Porcelain tile backsplash from countertop to ceiling
- Full size SubZero refrigerator with cabinet door façade
- Full size SubZero freezer with cabinet door façade
- Bosch dishwasher with cabinet door facade
- Wolf stainless steel wall mounted coffee, cappuccino, and espresso maker
- Wolf stainless steel oven
- Wolf stainless steel warming drawer
- 60" Wolf stainless steel range with six gas burners, 20" wide griddle, and double ovens
- 60" Wolf stainless steel vent hood hidden in custom housing
- Stainless steel pot filler faucet
- Porcelain farmhouse sink with stainless steel commercial grade faucet with hand sprayer, and a stainless-steel soap dispenser
- 10' x 4' 6" Island with porcelain under-mount vegetable sink, under-counter Wolf stainless steel microwave, bar seating with space for four stools, and seven under-counter drawers
- One under-counter trash drawer with two bin capacity and automatic opening feature
- Sixteen under-counter drawers
- Five overhead double door cabinets
- Under-mount cabinet lighting
- Two hanging vintage 4-candle iron farmhouse lantern light fixtures over island
- Two single candle iron wall sconces
- Two ceiling speakers
- Recessed lighting
- 8" Multi-piece baseboards
- 7" White oak floors with ebony finish

Butler's Pantry / Catering Kitchen – 14' x 12'

- 12' Ceiling
- Set of two 3-lite windows
- Carrara marble slab countertop with an ogee bullnose edge
- Porcelain subway tile backsplash from countertop to ceiling
- Bosch stainless steel refrigerator and freezer combo
- Bosch stainless steel under-counter dishwasher
- Bosch stainless steel range with five gas burners and full-size oven
- Bosch stainless steel vent hood set in custom housing
- Wolf stainless steel counter mounted steam cooker
- Porcelain farmhouse sink with stainless steel Victorian faucet and stainless-steel hand sprayer
- Three sets of six built in shelves
- Set of eleven spice shelves
- Three sets of four display shelves with decorative iron supports
- Six under-counter drawers
- Six under-counter cabinets

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Butler's Pantry / Catering Kitchen (cont'd)

- Sliding pocket door to Kitchen
- Sliding pocket door to Wet Bar
- One ceiling speaker
- Recessed lighting
- 8" Multi-piece baseboards
- Brick floors in herringbone pattern

Wet Bar – 14' x 14'

- 12' Ceiling
- Access to Dining Room, Family Room, and Butler's Pantry
- 8-Candle vintage chandelier with hanging crystal teardrop ornaments
- LG stain resistant marble slab countertop with an ogee bullnose edge
- Horizontal 6" wooden plank backsplash from countertop to ceiling
- Hammered nickel under-mount sink with polished nickel Victorian faucet
- KitchenAid stainless steel under-counter ice maker
- Six overhead adjustable glass shelves with designer cabinet backing
- Bar seating for three stools
- Seven under-counter drawers
- Four under-counter single door cabinets
- Three under-counter double door cabinets
- Under-mount cabinet lighting
- One ceiling speaker
- 8" Multi-piece baseboards
- Brick floors laid in herringbone pattern

Formal Living Room – 27' x 15'

- 12' Cove ceiling
- Two 8-lite windows
- Set of 8-lite steel French double doors to courtyard
- Arched entry from Foyer
- 9-Candle vintage chandelier with hanging crystal teardrop ornaments
- Fireplace with brick herringbone firebox, carved cast stone mantel, and cast stone hearth
- Four recessed floor-to-ceiling art niches in the corners of the room
- Concealed central vacuum connection
- Four ceiling speakers
- Recessed lighting
- 8" Multi-piece baseboards
- 7" White oak floors with ebony finish

Formal Dining Room – 18' x 14'

- 12' Cove ceiling
- Operable set of 4-lite steel French double doors flanked by two 4-lite steel framed sidelights
- 9-Candle vintage chandelier with hanging ornaments
- Four 2-candle vintage wall sconces with hanging ornaments
- Open to Foyer, Formal Living Room, and Wet Bar/Butler's Pantry
- Recessed lighting
- 8" Multi-piece baseboards
- 7" White oak floors with ebony finish

Breakfast Room – 15' x 14'

- 12' Ceiling
- Set of 16-lite floor to ceiling steel framed windows
- Set of 8-lite floor to ceiling steel framed windows
- Operable set of 3-lite steel French double doors with 2-lite transom to Summer Kitchen
- Open to Kitchen
- Central vacuum connection
- Two ceiling speakers
- Recessed lighting
- 8" Multi-piece baseboards
- 7" White oak floors with ebony finish

Family Room – 31' x 21'

- 14' 9" Ceiling with two solid wood crossbeams
- Full wall of steel framed windows overlooking the pool with two operable 3-lite steel singular French doors to the pool deck
- 8-Candle vintage candle-style chandelier
- Fireplace with brick herringbone firebox, cast stone mantel, and raised cast stone hearth

- Arched niche with three wooden shelves; two with display lighting
- Recessed furniture niche for media cabinet
- Six ceiling speakers
- Recessed lighting
- 8" Multi-piece baseboards
- 7" White oak floors with ebony finish

Primary Bedroom – 24' x 18'

- 12' Coved ceiling
- Floor to ceiling wall of steel framed windows with two 3-lite steel singular French doors to pool deck
- 12-Candle vintage chandelier with hanging crystal teardrop ornaments
- Fireplace with brick herringbone firebox, cast stone mantel, and raised cast stone hearth
- Double door entry set in arched alcove
- Sliding pocket double doors to private bathroom
- Plaster walls and ceiling
- Five ceiling speakers
- Recessed lighting
- 8" Multi-piece baseboards
- 7" White oak floors with ebony finish

Primary Bathroom – 32' x 11'

- 12' Barrel vaulted ceiling
- 15-Lite steel frame arched window
- Four 4-lite steel framed windows
- 7-Candle vintage chandelier with hanging crystal teardrop ornaments
- Two identical vanities, each with Carrara marble countertop and backsplash, porcelain under-mount sink with stainless steel Victorian faucet, six under-counter drawers, and one under-counter double door cabinet
- Two glass faced medicine cabinets with adjustable glass shelves above each vanity
- Two built-in cabinets each with one double door cabinet with adjustable shelves and one double door laundry hamper cabinet
- Four 2-candle wall sconces with hanging crystal teardrop ornaments
- Freestanding porcelain tub with stainless steel faucet and hand sprayer
- Walk-in shower with seamless glass door, single-lite window cased in marble, floor to ceiling Carrara marble surround, basket weave marble wall accent, 1" hexagonal tile marble floor overhead rainfall shower head, standard shower head, and hand sprayer
- Two private lavatory closets with Toto Washlet automatic toilets, and an overhead double door cabinet
- Central vacuum connection
- Two wall speakers
- Recessed lighting
- 8" Multi-piece baseboards
- 12" x 24" Marble tile floors

Primary Closet #1 – 14' x 8'

- 12' Ceiling
- Single-lite window with crank function
- 3-Candle vintage chandelier with hanging crystal sphere ornaments
- Sliding pocket double door entry
- Open-faced storage slots for 100+ wardrobe accessories
- Three built in drawers
- Two sets of eight adjustable shelves
- Four double door wardrobe closets; each with two stationary hanging rods and a single drop-down hanging rod
- Two ceiling speakers
- Recessed lighting
- 8" Multi-piece baseboards
- 7" White oak floors with ebony finish

Primary Closet #2 – 10' x 10'

- 12' Ceiling
- 15-Candle vintage chandelier with hanging crystal teardrop ornaments
- Six open-faced cabinets with adjustable shelving
- Three adjustable glass display shelves
- Sixteen built-in storage/display shelves

Primary Closet #2 (cont'd)

- Six open-faced cabinets with adjustable shoe storage shelves
- Four double door wardrobe closets; each with two stationary hanging rods and a single drop-down hanging rod
- One ceiling speaker
- Recessed lighting
- 8" Multi-piece baseboards
- 7" White oak floors with ebony finish

Primary Bedroom Private Utility Room – 7' x 6'

- 12' Ceiling
- Marble countertop
- Space for a stacked washer and dryer unit
- SubZero under-counter stainless steel mini fridge
- Overhead double door cabinet
- One under-counter drawer
- One under-counter cabinet
- Recessed lighting
- 8" Multi-piece baseboards
- 12" x 24" Marble tile floors

Downstairs Powder Room – 9' x 9'

- 12' Ceiling
- Single-lite clerestory window with crank function
- Custom vanity chest with wooden countertop, carved Carrara marble sink, stainless steel Victorian faucet, four open faced under-counter cabinets, two built-in hand towel bars, and one under-counter double door cabinet
- Dual 3-candle vintage vanity sconces
- 8-Candle vintage chandelier with hanging crystal teardrop ornaments
- Designer wallpaper by Farrow and Ball
- One ceiling speaker
- Recessed lighting
- 8" Multi-piece baseboards
- 24" Carrera marble tile floors

Mud Room – 9' x 6'

- 12' Ceiling
- Two overhead double door cabinets
- Plumbing for sink installation already present
- Recessed lighting
- 8" Multi-piece baseboards
- Brick floors

Stair Hall – 26' x 14'

- 34' Ceiling; open from the 1st to the 3rd floor
- Three 8-lite windows
- One 6-lite window
- 5-Candle vintage brass chandelier
- Eleven vintage brass wall sconces with fabric shades
- Custom wrought iron balustrade
- Farrow and Ball designer wallpaper
- Access to all three floors
- Stairwell tread lights every third step
- Central vacuum outlets on 2nd and 3rd floor
- One ceiling speaker
- Recessed lighting
- 8" Multi-piece baseboards
- 7" White oak floors with ebony finish

Game Room Wet Bar (2nd Floor) – 11' x 8'

- 10' Ceiling
- Provides direct access into Game room
- Carrara marble countertops and backsplash
- Stainless steel under-mount sink with stainless steel gooseneck faucet
- Scotsman stainless steel under-counter ice maker
- SubZero stainless-steel under-counter mini fridge
- Three under-counter single door cabinets
- Seven under-counter drawers
- Recessed lighting
- 8" Multi-piece baseboards
- 7" White oak floors with ebony finish

Game Room – 54' x 18'

- 8' Ceiling with a 12' Cathedral vaulted section over the portion currently used as a home gym
- Set of floor-to-ceiling steel framed windows with two 3-lite singular French doors leading to patio

- Private patio with marble tile floors and wrought iron railing
- Buffet counter with Carrara marble slab countertop and open-faced storage below
- Floating wood paneled accent wall composed of five 12" oak boards set horizontally with cove lighting behind and a recessed TV niche
- Floating Carrara marble console with oak facing
- Half of room set as casual media space with carpet floor and a 7" white oak hardwood border
- Half of room set as home gym with vaulted ceiling, views over bayou via floor to ceiling windows, and rubber mat flooring set in 7" white oak hardwood border
- Central vacuum connections
- Six ceiling speakers
- Recessed lighting
- 8" Multi-piece baseboards
- Combination of carpet, rubber mat, and 7" White oak hardwood with ebony finish for flooring

Theater – 25' x 20'

- 10' Ceiling
- Ceiling mounted projector with wall mounted screen
- Three tiers for terraced movie seating - currently set with leather reclining chairs for ten people
- Four vintage brass single-bulb wall sconces
- Sliding pocket double door entry
- Four wall mounted speakers
- Recessed lighting
- 8" Multi-piece baseboards
- Carpet floors

Upstairs Powder Room (For Theater and Gameroom)– 9' x 8'

- 10' Ceiling
- 6-Lite window with crank function
- Vanity chest with Carrara marble countertop and backsplash
- Six undercounter drawers
- One under-counter cabinet
- Under-mount porcelain sink with stainless steel Victorian faucet
- Lavatory closet separated from vanity portion by solid wood door
- Recessed lighting
- 8" Multi-piece baseboards
- 7" White oak floors with ebony finish

Main Utility Room (2nd Floor) – 20' x 6'

- 10' Ceiling
- One 6-lite window with crank function
- Carrara marble countertop and backsplash
- Space and electric connections for full size washer and dryer
- Stainless steel under-mount sink with stainless steel gooseneck faucet
- Three open faced garment cabinets with shirt-length hanging rods
- Eight overhead double door cabinets
- Two under-counter double door cabinets
- Two under-counter utility drawers
- Single door closet with hanging rod and two overhead shelves
- Recessed lighting
- 8" Multi-piece baseboards
- 6" Tile floors

Bedroom 1 – 16' x 12'

- 10' Ceiling
- Two 8-lite windows with crank function
- One single-lite window set in recessed alcove
- En-Suite Sitting Room – 16' x 14' – Features a 19' tray vaulted and beamed ceiling, two 8-lite windows with crank function, and ceiling wiring for a chandelier
- Ceiling wired for a chandelier or ceiling fan
- Central vacuum connection
- Recessed lighting
- 8" Multi-pieced baseboards
- 7" White oak floors with ebony finish

Bedroom 1 Private Bathroom – 18' x 8'

- 10' Ceiling
- One 8-lite window with crank function
- Custom vanity chest with Carrara marble slab countertop and backsplash
- Carrara marble vessel sink with farmhouse style faucet
- Dual single-candle vintage wall sconces

Bedroom 1 Private Bathroom

- Six undercounter drawers
- One undercounter double door cabinet
- Seamless glass door shower with arched entry, floor to ceiling porcelain tile surround, stainless steel showerhead and hand sprayer, and Carrara marble 1" oval tile floor
- Private lavatory closet
- Recessed lighting
- 8" Multi-piece baseboards
- Carrara marble 1" oval tile floor
- Walk-in Closet – 10' x 8' – Equipped with two walls of three stacked hanging rods, a set of six built-in shelves, a built-in dresser with four overhead fixed shelves and three drawers, and 7" white oak floors with ebony finish

Bedroom 2 – 16' x 15'

- Three 8-lite windows with crank function
- En-Suite Sitting Room – 17' x 17' – Features a 10' ceiling, two 8-lite windows with crank function, a vintage 4-candle chandelier, and Farrow and Ball designer wallpaper
- Ceiling wired for chandelier
- Central vacuum connection
- Recessed lighting
- 8" Multi-piece baseboards
- 7" White oak floors with ebony finish
- Walk-in Closet – 10' x 6' – Equipped with one 8-lite window with crank function, three stacked wall-to-wall hanging rods, a set of six built-in shelves, and a built-in dresser with four overhead fixed shelves and three drawers

Bedroom 2 Private Bathroom – 12' x 9'

- 10' Ceiling
- One 8-lite window with crank function
- Custom vanity chest with Carrara marble countertop and backsplash
- Undermount porcelain sink with stainless steel Victorian faucet
- Dual single-candle vintage brass wall sconces with fabric shades
- Six undercounter drawers
- One undercounter double door cabinet
- Built-in cabinet with one double door cabinet and one laundry hamper cabinet
- Walk-in shower with glass door, floor to ceiling Carrara marble tile surround, and a 1" Carrara hexagonal marble tile floor
- Private lavatory closet
- Recessed lighting
- 8" Multi-piece baseboards
- 1" Carrara hexagonal tile floors

Bedroom 3 – 16' x 14'

- 10' Ceiling
- One set of 4-lite steel French double doors to private Juliette balcony
- Private Juliette balcony with wrought iron railing and marble tile flooring
- Ceiling wired for chandelier or ceiling fan
- Recessed lighting
- 8" Multi-piece baseboards
- 7" White oak floors with ebony finish
- Walk-in closet – 10' x 6' – Equipped with two walls of three stacked hanging rods, and one built-in dresser with four overhead fixed shelves and three drawers

Bedroom 3 Private Bathroom – 14' x 12'

- 10' Ceiling
- One 6-lite window with crank function
- Custom vanity chest with Carrara marble countertop and backsplash
- Undermount porcelain sink with stainless steel Victorian faucet
- Dual 2-candle vintage wall sconces with hanging crystal ornaments
- Four undercounter drawers
- One undercounter double door cabinet
- Tub/shower combo set in porcelain subway tile surround
- Private lavatory closet
- Double door linen closet with five shelves
- Recessed lighting

- 8" Multi-piece baseboards
- Carrara marble tile mosaic floor

Bedroom 4 – 14' x 14'

- 19' Cathedral vaulted and beamed ceiling
- Two 3-lite windows with crank function
- Single 3-lite steel French door to private balcony
- Private balcony measuring 23' x 6' with wrought iron balustrade, marble tile flooring, and views over the pool and backyard
- One 6-candle vintage chandelier
- Recessed lighting
- 8" Multi-piece baseboards
- 7" White oak floors with ebony finish

Bedroom 4 Private Bathroom – 9' x 8'

- 10' Ceiling
- One 6-lite window with crank function
- Custom vanity chest with Carrara marble countertop and backsplash
- Undermount porcelain sink with stainless steel Victorian faucet
- Dual vintage vanity sconces with fabric shades
- Seamless glass door shower with floor to ceiling Carrara marble tile surround, and a 1" hexagonal Carrara marble tile floor
- Private lavatory closet
- Recessed lighting
- 8" Multi-piece baseboards
- 1" Hexagonal Carrara marble tile floors
- Walk-in Closet – 9' x 7' – Equipped with one 6-lite window with crank function, two walls of three stacked hanging rods, a set of six built in shelves, a built-in dresser with four overhead fixed shelves and three drawers, and 7" white oak floors with ebony finish

Bedroom 5 (Guest Suite / 3rd Floor) – 18' x 14'

- 9' Ceiling
- One 3-lite window with crank function
- Access to 3rd floor Kitchenette and living area
- Attic access
- Recessed lighting
- 8" Multi-piece baseboards
- Carpet floors
- Two identical closets, each measuring 6' x 4', and containing two stacked hanging rods with an overhead shelf

3rd Floor Full Bathroom – 10' x 9'

- 9' Ceiling
- Shared access between Bedroom 5 and 3rd floor living area
- Custom vanity chest with Carrara marble countertop and backsplash
- Undermount porcelain sink with stainless-steel Victorian faucet
- Six undercounter drawers
- One undercounter double door cabinet
- Seamless glass door shower with floor to ceiling tile surround
- Sliding pocket door separates vanity room from washroom
- Built-in cabinet with one double door cabinet and a laundry hamper
- Recessed lighting
- 8" Multi-piece baseboards
- 16" x 8" Stone tile floors

3rd Floor Living Area / Extra Room – 14' x 14'

- 9' Ceiling
- Five 6-lite windows with crank function
- This room has an additional 38' x 13' of finished space adjacent to this room; currently set up for storage
- Wet Bar (6' x 5') with Carrara marble countertop and backsplash, stainless-steel undermount sink with stainless-steel faucet, an open-faced microwave cabinet, Maytag stainless-steel mini fridge, three double door cabinets, and 16" x 8" stone tile floors
- Recessed lighting
- 8" Multi-piece baseboards
- Carpet floors

Summer Kitchen – 16' x 13'

- 12' Ceiling
- Carrara marble slab countertops
- Wolf stainless steel grill

Summer Kitchen (cont'd)

- Wolf stainless steel vent hood
- SubZero stainless-steel under-counter mini fridge
- Stainless steel under-mount sink with stainless steel gooseneck faucet and hand sprayer
- Bar seating for four to five stools
- Three under-counter drawers
- Three under-counter cabinets
- Two ceiling speakers
- Recessed lighting
- 18" x 24" Marble tile floor with a matte finish

Covered Patio – 24' x 15'

- 20' Cathedral vaulted ceiling with wood plank paneling
- 14-Candle vintage chandelier
- Fireplace with brick herringbone firebox and cast stone mantel
- Two ceiling speakers
- Recessed lighting
- 8" Marble tile baseboards
- 18" x 24" Marble tile floor with a matte finish

Pool Bath – 13' x 5'

- 10' Ceiling
- Single 3-lite frosted glass steel French door entry
- Vanity chest with marble slab counter and backsplash
- Under-mount porcelain sink with Victorian faucet
- Walk-in shower with marble tile surround and mosaic tile accent wall
- Diagonal box towel storage shelving
- Dual stainless-steel single-candelabra vanity sconces with glass shelves
- Recessed lighting
- 8" Multi-piece baseboards
- Parquet marble tile floor with a matte finish

Pool Deck / Outdoor Entertainment Area

- Variable depth heated and cooled pool with Pebble Tec finish, self-cleaning floor system, infinity edge, and treetop views
- Jetted spa with bench seating and Pebble Tec finish
- Two staircases with marble treads and wrought iron railing flank the pool's infinity edge and lead to lower deck with gas firepit and additional marble tread staircase to the backyard
- Generous deck space for lounge chairs and poolside tables
- Mosquito control system surrounds the entire pool deck and outdoor entertainment areas
- Ceiling mounted outdoor speakers
- Three bronze wall mounted gas lanterns with glass shades
- Outdoor spotlighting
- Recessed lighting
- 8" Marble tile baseboards
- 18" x 24" Marble tile decking with a matte finish

Garage 1 – 23' x 22'

- 12' Ceiling
- One 4-lite window
- 20' Wide x 8' Tall vehicle door
- Two double door storage cabinets
- Three overhead cabinets
- Work bench with wooden counter and six drawers
- Central vacuum motor mounted on wall with dust receptacle
- Fluorescent lighting
- 8" Multi-pieced baseboards
- Epoxy floors

Garage 2 – 23' x 14'

- 13' Ceiling
- Two 4-lite windows
- One 16-lite window
- Set of 4-lite French double doors to front yard
- Forward Lift brand car lift allowing for two car garage capacity
- Fluorescent lighting
- 8" Multi-piece baseboards
- Epoxy Floors

Miscellaneous Home Information

- Entire home exterior is color integral stucco; it is a mechanically blended compound of portland cement, hydrated lime, sand aggregates, and iron oxide pigments. Since the stucco is internally colored, it never needs to be painted.
- Level one Seneca slate roof
- Isynene spray insulation

- Additional driveway parking space in front of the home and double wide motor court provides ample guest parking
- Crestron Home Automation System operates the lights, cameras, home speakers, and HVAC remotely
- Central vacuum system serves the entire home; any room that does not have a central vacuum connection in the room has access to one nearby
- Whole home features paint by Farrow and Ball
- Designer wallpaper is by Farrow and Ball
- Custom cabinetry throughout with soft close cabinet drawers