



55 Silver Iris Way

Features & Upgrades



- Home has only had two owners and is tucked away in a cul-de-sac on a 1.3 acre lot.
- Custom John Post built home.
- Located in prestigious Carlton Woods with 24/hr manned gates & secured access.
- Fantastic private views of holes 13 & 14 of the Jack Nicholas course.
- Gated Courtyard and entrance to motor court.
- Entire home covered with mosquito misting system.
- Sprinkler system covering entire property.
- Holiday light outlets located along roof line.
- Auto Start 24Kw gas generator, installed June 2021, will power entire informal living area of home.
- 60k gallon, lap length pool with a deep end of 10', infinity edge, LED lights, water/fire features and an infinity edge overlooking the golf course.
- Large firepit/seating area, perfect for summer night s'mores!
- Plenty of covered outdoor entertaining space with two "Big Ass" fans on both the upstairs balcony area as well as over the downstairs outdoor kitchen/seating area.
- Outdoor kitchen with sink, fridge and recently rebuilt (May 2021) Viking grill.
- Outdoor speaker system throughout back
- Fenced side yard/dog run with access through Primary gym.
- Potting room with sink and storage accessible through outside of home only.
- Custom/Pella doors throughout entire home along with two sliding wall, door systems in family room overlooking golf course and sparkling pool.
- Savant home automation that controls lighting, HVAC, A/V, blinds, security and more! System can be controlled through iPhone and iPads.
- 5 car garage with capabilities for lifts in 3 of 5 spaces.
- Motor court and additional gated parking within property bounds.
- Garage epoxy floors to give a showroom finish!
- Texas basement with nanny or garage apartment capabilities and private access from covered carport area.
- Imported travertine floors run seamlessly through the informal living areas into the outdoor entertaining spaces.
- The Holiday Closet of your dreams! Oversized doors allow for holiday tree's to be rolled away fully decorated along with plenty of shelving/storage space for every season's home accents.

55 Silver Iris Way

Features & Upgrades Continued

- Primary closet contains built in safe and second full sized washer/dryer accommodations.
- Built-ins in every walk-in closet.
- Mud room area right of dream laundry room.
- Central vac system throughout home.
- Main kitchen contains Wolf Commercial 6 burner gas cooktop, pot filler, catering warming drawer, seamless custom dishwasher and SubZero Fridge, prep sink and custom designed vent hood.
- Catering kitchen adjacent to main kitchen, contains large walk-in daily pantry, 6 burner gas stove/oven, full sized dishwasher, 2nd of 3 total full-sized refrigerators, Wolf sous vide steamer, and oversized sink all tucked away for your chef or catering needs!
- Downstairs bar contains sink, ice maker and plenty of glass & liquor storage in display shelving areas, perfect for entertaining.
- Formal and informal living areas can be separated via frosted glass pocket doors making this home a host's dream!
- Primary retreat contains spa-like bath with his/hers closets, gas log fireplace and adjacent gym with covered outdoor area, perfect for serene outdoor yoga.
- Primary bath also contains Toto Neorest commode with remote control and custom settings you never knew you needed. Kohler shower with DTV touch screen interface that controls water temperature & intensity. Individual preferences can be saved to pre-sets making your mornings all the more efficient.
- Showstopping, two-story study with ample built-ins, built-in piano, private courtyard access, stunning wood accents, spiral staircase leading into reading loft with secret entrance to second story.
- Game room is adjacent to movie room with kitchenette containing fridge, dishwasher, microwave and sink. Plenty of room for a pool table and more! Room also contains access to the upstairs patio for additional entertaining space.
- Media room controlled through Savant system, two drop down screens for both movies and a Golf Stimulator, all movie room furniture negotiable.