

Greg & Marti Hanson
14655 Champion Forest Dr. #1804
Houston, TX 77069

Custom Features:

House Overall

1. Custom 42" wide solid Mahogany Front Door
2. All interior wood doors custom made, solid Teak or solid popular hardwood
3. Whole house audio and video distribution
4. Whole house network wiring and WiFi
5. Whole house hickory engineered wood floors
6. Custom floating staircase with 6" thick solid teak wood steps, custom 316SS railing with hickory rail; and slate tile wall accents
7. Custom track lighting in staircase for egress lighting and separate circuit for art
8. All exterior doors and windows have solar shading applied
9. All exterior doors and windows provided with electric controlled roller shades
10. Two high efficiency, 2-speed geo-thermal HVAC units (one downstairs, one upstairs)

Terrace

1. Custom built stainless steel outdoor kitchen (not attached to the building)
2. Built in 30" Lynx Stainless Steel 2-burner gas grill
3. Custom drip irrigation system for terrace plants

Kitchen

1. Solid Cherry wood cabinets with pull outs in pantry cupboard, and cupboard in island, pull out pantry cupboard, pull out garbage cupboard
2. Bosch appliances (dishwasher, oven, microwave, warming drawer, induction glass cook top)
3. Built in 42" Jenn Aire refrigerator/freezer
4. Custom Bosch down-draft cooktop vent with charcoal filter

- Dining Room
1. Custom up-lighting feature with custom chandelier
 2. 1 automatic window blind

Downstairs Powder Room 1/2 Bath

1. Custom tile work on floor and wall
2. Custom vanity with wall mounted faucets and vessel sink
3. Toto Neorest toilet

Living Room

1. Built in direct vent 60" linear gas fireplace with blowers
2. 5.1 surround system with built in Center and rear speakers in living room
3. Custom built in track lighting with accent lights for art and reading lights for main seating
4. Custom built wet bar with built in Eurocave 144 bottle wine cooler and undercounter ice maker
5. Custom tile slate wall covering for fireplace wall and wall of bar

Downstairs Master Bedroom with in-suite bath

1. In-suite bath with custom tile shower designed handicap accessible with rails and wide doors
2. Floating vanity with dual under mount sinks
3. Two walk-in closets with custom Closet Factory built-ins

Upstairs Master Bedroom with in-suite bath

1. In-suite bath with custom tile shower with body sprays, ceiling mounted shower head and hand shower with temperature-controlled Kohler shower controller
2. In-suite bath with jetted body tub with custom tile surround
3. Custom floating vanity with dual under mount sinks and wall mounted faucets
4. Custom access lighting built into vanity and tub front
5. Two walk-in closets with custom Closet Factory built-ins
6. Opening windows installed in wall of windows for ventilation
7. 2 automatic window blinds – 1 blackout & 1 day shade

Upstairs Guest Room

1. Large guest room with large built-in closet and large window view

Upstairs Guest Bathroom

1. Custom vanity with dual under counter sinks
2. Custom tile flooring with accents
3. Full size bathtub/shower

Upstairs Utility Room

1. Utility room with custom built-in cabinets and space for full-size washer/dryer

Upstairs Office

1. Custom office space with space for two (2) workstations
2. Fully wired with multiple network connections

Upstairs AV Room

1. Dedicated network room for all electronics. Includes whole house network distribution, audio distribution, and video distribution