



# 3114 Quenby Avenue

WEST UNIVERSITY

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## Exterior

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- Oversized black iron & glass pivot door
- Full gutters & drainage system
- Covered back porch with gas line
- Full sprinkler system
- 8' cedar fence with gated back yard
- Back yard with space for pool and additional decking

## Interior Features

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- 5" wide white oak wood plank flooring throughout
- 8" baseboards throughout
- Solid wood shaker-style interior doors
- 11" ceilings on the 1st floor & 10" ceilings on the 2nd floor
- Hansgrohe plumbing fixtures
- Emtek door hardware
- Slot diffuser AC vents on the 1st floor
- Networking cable throughout
- Pre-wired for sound in the living room, game room, back porch, dining room & primary suite

## Energy Features

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- Tankless water heater
- Energy Star Appliances
- Low-E argon-filled, double insulated windows
- Exceeds Energy Star building compliance

## Chef's Kitchen

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- Shaker-style solid wood cabinetry with under-cabinet lighting
- Quartz countertops with subway tile backsplash
- Walk-in pantry
- 10' quartz island with stainless steel sinks
- Thermador appliance package: 60" refrigerator/freezer with built in 18" wide wine refrigerator, 48" professional gas range with double ovens, dishwasher & microwave drawer
- Luxurious light fixtures and large windows showcasing the back yard

## Living Room

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- Direct vent modern gas fireplace with built-in shelving
- Large panoramic window overlooking the back yard
- Ceiling fan and recessed lighting
- Floating staircase with decorative niche
- Guest bath with walk-in shower and access to the back yard

## Study/Foyer/Mudroom/Garage

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- Recessed lighting and fan
- Barn door entry to study
- Large picturesque window in the study with view of the mature oak tree in the front yard
- Custom luxurious light fixtures with Reveal recessed accent lighting
- Coat closet
- Floating staircase with modern wrought-iron railing
- Mud-room with built in storage
- Garage with slatwall installed for customized storage capability

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## Dining Room

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- Built-in buffet with upper cabinet lighting, quartz countertop, lower and upper storage
- Recessed lighting with modern chandelier
- Full length windows providing ample natural light
- Adjoining butler's pantry with quartz countertop, upper and lower storage

## Primary Suite

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- Ceiling fan and recessed lighting
- Large picturesque windows with plenty of natural light
- Two separate vanities (1 with a make-up vanity) with quartz countertops
- Two separate water closets
- Oversized shower with Porcelanosa tile, rainfall shower, 2 separate shower heads and deep soaking tub
- Large closet with built-in cabinetry, pull down storage and packing island with additional storage

## Second Floor

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- 3 additional bedrooms each with en-suite bathrooms
- Large game room with niche large enough for a desk
- 2nd floor laundry room with stylish decorative tile

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