



## **6273 Piping Rock Lane • 77057 • Briargrove**

**4 Bed | 4 Full & 1 Half Bath | 4,593 SF | LOT 7,848 SF**

*Situated on a corner lot in beautiful Briargrove sits this specular custom home by Blackstone Builders. This 4 bed/4.5 bath designer home features an open floor plan & high ceilings making it perfect for everyday living and entertaining. First floor features Chef's kitchen w/ expansive waterfall island, Thermador appliances & custom Italian two-toned cabinets, with butler's pantry access to large Formal Dining. Kitchen opens to breakfast/family room, & formal and informal living rooms separated by impressive two-sided fireplace. Stunning floating staircase takes you up to Primary Bedroom with spa-like bath w/ oversized shower & separate tub, double toilets, double sinks with additional vanity, custom Italian two-toned cabinets & large walk-in closet. Two bedrooms with own baths, utility room & additional living area up. Bedroom with full bath down could be study. Two sets of Italian sliding glass doors lead out to outdoor veranda w/ summer kitchen & lush backyard with room for a pool.*

### **Living Room(s):**

- “St. Albans” Engineered European Style Oak floors by Mastercraft
- Paint - Benjamin Moore - Calm OC-22
- Rooms are separated by a double-sided electric fireplace with colored lights and heat capability; each side has custom Italian sliding doors outside to the covered patio and summer kitchen
- Floating staircase with Oak treads and iron railing

### **Kitchen:**

- “St. Albans” Engineered European Style Oak floors by Mastercraft
- Paint - Benjamin Moore - Calm OC-22
- “Picasso” granite waterfall island and countertops
- Thermador double electric ovens
- 30” Liebherr refrigerator with cabinet facade
- 30” Liebherr freezer with cabinet facade
- Thermador 36” gas cooktop
- Thermador downdraft
- Sharp microwave drawer
- Thermador dishwasher
- DXV stainless steel faucet
- Custom two-toned Italian cabinetry from Amodo European Collection
- Under cabinet lighting
- Porcelain farmhouse sink

*Property is listed by Sabiha Rehmatulla with Compass RE Texas, LLC. [Sabiha.rehmatulla@compass.com](mailto:Sabiha.rehmatulla@compass.com) • 713.628.6853  
All measurements are approximate. No representations or warranties either expressed or implied are made as to the accuracy of the information contained within this complete brochure or with respect to suitability, usability, feasibility, merchantability, or condition of any property described herein.*

- Tile backsplash
- Pop-out wall outlets

**Primary Bedroom:**

- “St. Albans” Engineered European Style Oak floors by Mastercraft
- Paint - Benjamin Moore - Calm OC-22
- Custom Italian windows overlooking backyard

**Primary Bathroom:**

- Tile floors/accent walls
- Cote D’Azur granite countertops
- Custom two-toned Italian cabinetry from Amodo European Collection
- Barclay Slipper tub with Huntington Brass tub filler
- Oversized walk-in shower with double California Faucets showerheads and tile surround
- Two linen cabinets on either side of shower
- Two vanities with undermount sink and Hansgrohe faucets; extra makeup vanity; all vanities have lighted mirrors
- Spacious walk-in closet with track lighting, packing island, shoe towers, hanging storage, and pull-down rack storage

**Powder Room:**

- “St. Albans” Engineered European Style Oak floors by Mastercraft
- Decorative tile backsplash
- Bati Orient freestanding pedestal sink
- California Faucets faucets

**Study/Optional Downstairs Bedroom:**

- “St. Albans” Engineered European Style Oak floors by Mastercraft
- Paint - Benjamin Moore - Calm OC-22

En-suite Bath:

- Tile backsplash and floors
- Glass countertop with glass sink and Riobel faucet
- Tub/shower combo with Jaclo shower head
- Custom Italian cabinetry from Amodo European Collection
- Lighted mirror

**Secondary Bedroom #1:**

- “St. Albans” Engineered European Style Oak floors by Mastercraft
- Paint - Benjamin Moore - Calm OC-22

**Ensuite Bath:**

- Tile backsplash/floors
- Glass countertop with glass sink
- Riobel faucet
- Large shower with tile surround and Jaclo shower head
- Custom Italian cabinetry from Amodo European Collection
- Lighted mirror
- Custom walk-in closet

**Secondary Bedroom #2:**

- “St. Albans” Engineered European Style Oak floors by Mastercraft
- Paint - Benjamin Moore - Calm OC-22

**Ensuite Bath:**

- Tile backsplash/floors
- Floating granite vanity with undermount sink and Riobel faucet
- Large shower with tile surround and Jaclo shower head
- Custom Italian cabinetry from Amodo European Collection
- Lighted Mirror
- Custom walk-in closet

**Utility Room:**

- Tile backsplash and floors
- “White Ice” granite countertop
- Blanco sink
- Drip dry rod
- Broom closet
- Space for full size side by side washer/dryer

**Miscellaneous:**

- Summer Kitchen with Quartz countertops and backsplash, Coyote Grill and mini fridge
- Mud-room area off garage with bench and storage space
- Space off the Kitchen suitable for breakfast room for secondary family room
- 2 x 6 walls with foam insulation
- Split AC system
- Custom Italian metal clad doors and windows
- Exterior: Sterling Smoke Chop brick from Alamo Stone
- Roof: Asphalt shingles
- Tankless water heater
- Elevator capable