

2002 Sunset Boulevard

Southampton Place

Scenic Sunset Boulevard, with its' shade dappled esplanade and rows of live oaks, is the envy of Southampton Place. This traditional style home meets every expectation for this sought-after corner lot. A spacious entry with descending staircase is flanked by the formal living and dining room. Hardwood floors, light-filled rooms, fireplaces, and traditional moldings throughout the home. Stately library with walls of bookcases. Family room with French doors overlooking back patio and pool. Expansive kitchen perfect for entertaining with granite counters, butler's pantry, breakfast bar, stainless appliances, generous cabinet space, walk-in pantry, and breakfast room. The primary bedroom has a set of French doors which open to a scenic balcony overlooking the pool. There are two primary bathrooms, closets, and dressing areas. A separate guest apartment upstairs with private entry. Beautifully landscaped side garden, brick patio, and pool area. Also, equipped with a Generac generator.

(4 / 5 Bedrooms; 5 Full and 2 Half Baths; 2 Car Garage; 5,324 Building Sq. Ft. (Per HCAD); 12,350 Lot Sq. Ft. (Per HCAD); Built in 1939 (Per HCAD).)

Foyer – 21' x 10'

- 8' 6" Ceiling
- Solid wood front door with two glass window inserts
- Staircase with oak treads and hardwood balustrade
- Coat closet with one hanging rod and an overhead shelf
- 4-Candle pendant light fixture with glass shade
- 4" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Formal Dining Room – 15' x 15'

- 8' 6" Ceiling
- Four 15-lite double-pane windows
- Double door entry from Foyer
- Swinging door from Kitchen
- 6-Candle ornate brass chandelier
- 4" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Formal Living Room – 25' x 15'

- 8' 6" Ceiling
- Three 15-lite double-pane windows
- Double door entry from Foyer
- Gas fireplace set in brick surround with custom millwork mantel and a brick hearth laid in a herringbone pattern
- 4" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Study – 15' x 9'

- 15' Cathedral vaulted ceiling
- One 20-lite window
- One 6-lite porthole window
- 10-Lite double-pane French double doors to backyard
- Two double door entryways; one to Formal Living Room and one to Family Room
- Built-in bookcase with thirty-one adjustable shelves
- Built-in bookcase with thirty-one adjustable shelves and three double door cabinets
- 3-Bulb hanging bronze pendant light fixture with glass shades
- 4" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Family Room – 25' x 16'

- 8' 6" Ceiling
- Three 15-lite windows
- 10-Lite double-pane French double doors to backyard
- Gas fireplace with a tile surround, custom millwork mantel, and a raised brick hearth
- Two sets of double door cabinets on either side of fireplace with adjustable shelving

- Two storage closets; one with three adjustable shelves; one with four adjustable shelves
- Recessed lighting
- 4" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Kitchen – 20' x 15'

- 8' 6" Ceiling
- One set of bay windows with two 3-lite double-pane crank operated windows, one 6-lite window, and a granite windowsill
- One 12-lite double-pane window
- Granite countertops
- 12" Marble tile full backsplash
- Stainless steel dual basin sink with stainless steel faucet with hand sprayer, instant hot water dispenser, and soap dispenser
- Stainless steel bar sink with gooseneck faucet
- Stainless steel Thermador cooktop with five gas burners
- Stainless steel Thermador vent hood with two fold-down warming racks set under heat lamps
- Stainless steel Thermador fridge/freezer combo
- Stainless steel Thermador dual ovens
- Stainless steel Bosch dishwasher
- Stainless steel KitchenAid ice maker
- Stainless steel Thermador microwave
- Two overhead double door glass-front display cabinets
- Twelve overhead double door cabinets
- One large pantry cabinet with adjustable shelving
- Set of three overhead adjustable shelves
- Seven under-counter double door cabinets
- Five under-counter single door cabinets
- One under-counter trash bin drawer
- Twenty-two under-counter drawers
- Under cabinet lighting
- Recessed lighting
- 4" Multi-piece crown moulding
- 6" Multi-piece baseboards
- 12" Tile floors
- Pantry (5' x 3') - Six wrap around shelves, four drawers, and domed light fixture

Breakfast Room – 15' x 11'

- 9' Ceiling
- 10-Lite double-pane French double doors to backyard
- Built-in desk with coria countertop, undercounter knee-space, six undercounter drawers, two overhead single-door cabinets, and a set of three adjustable shelves
- Stainless steel chandelier with domed glass shade
- Recessed lighting
- 4" Multi-piece crown moulding
- 6" Multi-piece baseboards
- 12" Tile floors

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Utility Room – 13' x 8'

- 9' 6" Ceiling
- 9-Lite door to exterior side garden
- Dutch door to Kitchen
- Garage access / doubles as Mud Room
- Laminate countertops with full backsplash
- Utility sink with brushed nickel faucet and sprayer
- Five under-counter drawers
- Two under-counter double door cabinets
- One under-counter single door cabinet
- Two overhead double door cabinets
- Two overhead single door cabinets
- Space for full size washer and dryer
- Utility closet
- Four double door cabinets with adjustable shelves
- Two fluorescent light fixtures
- 12" Tile floors

Powder Room – 9' x 3'

- 7' Ceiling
- Vanity with marble slab countertop and backsplash
- Porcelain sink with brass faucet
- One under-counter double door cabinet
- Toto commode
- One hand towel rack, one toilet paper holder; both brass
- Two-bulb wall sconce over vanity mirror
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Primary Bedroom – 24' x 15'

- 8' 6" Ceiling
- One 12-lite window with plantation shutters
- Balcony access via 10-lite double-pane French double doors with a 5-lite sidelight on each side; all with plantation shutters
- Domed light fixture
- 4" Multi-piece crown moulding
- 6" Multi-piece baseboards
- Carpet floors

Primary Bathroom 1 – 13' x 10'

- 8' 6" Ceiling
- One 12-lite double-pane window with plantation shutters
- Vanity with 12" marble tile countertops and backsplash, porcelain sink with brushed nickel faucet, nine under-counter drawers, one under-counter double door cabinet, one single door cabinet, and an undercounter knee space cutout
- One towel rack, one toilet paper holder; both brushed nickel
- Three overhead double door linen cabinets
- Soaking bathtub set in 12" marble tile surround, with brushed nickel faucet and hand sprayer
- Kohler commode
- American Standard bidet
- Recessed lighting
- 4" Multi-piece crown moulding
- 6" Multi-piece baseboards
- 12" Marble tile floors

Primary Closet 1 – 10' x 10'

- 8' 6" Ceiling
- Double door entry from Primary Bathroom 1
- Full length fashion mirror
- Built-in dresser with eight adjustable shelves, one overhead single door cabinet, ten under-counter drawers, and one under-counter single door cabinet, with makeup mirror
- Six hanging rods; two are dress height
- Eight shoe storage shelves
- One overhead wrap around shelf
- Set of five shelves
- Fluorescent light fixture
- 6" Baseboards
- Carpet floors

Primary Bathroom 2 – 10' x 8'

- 8' 6" Ceiling
- One 12-lite double-pane window with plantation shutters
- Access from Primary Bedroom via entry set in multi-piece millwork casing

- Vanity with 12" marble tile countertop and backsplash, porcelain sink with polished nickel faucet, two overhead double door cabinets with four adjustable shelves in each, seven under-counter drawers, and one under-counter single door cabinet
- One towel rack, one toilet paper rack; both polished nickel
- Toto commode
- Walk-in shower with glass door, 4" marble tile surround, bench seat, shampoo shelf cutout, and polished nickel shower head
- Two single door cabinets; one with one adjustable shelf, and one with two adjustable shelves
- Recessed lighting
- 4" Multi-piece crown moulding
- 6" Multi-piece baseboards
- 12" Marble tile floors

Primary Closet 2 – 11' x 8'

- 8' 6" Ceiling
- One 12-lite window with plantation shutters
- Built-in dresser with ten adjustable shelves and one overhead single door cabinet
- One overhead wrap around shelf
- Four shoe storage shelves
- Four hanging rods; one is dress height
- Full length fashion mirror
- Recessed lighting
- 6" Multi-piece baseboards
- Carpet floors

Bedroom 1 – 15' x 14'

- 8' 6" Ceiling
- Four 12-lite windows with plantation shutters
- Closet (4' x 2') with one dress height hanging rod, and one overhead shelf
- Light fixture with domed glass shade
- 4" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Bedroom 2 – 17' x 15'

- 8' 6" Ceiling
- Two 12-lite windows with plantation shutters
- One 6-lite window with plantation shutters
- Walk-in Closet (7' x 5') with full length fashion mirror, set of seven built-in shelves, set of six built-in shelves, three overhead shelves, and three hanging rods (one is dress height),
- Light fixture with domed glass shade
- 4" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Jack & Jill Bathroom – 19' x 7' (Total dimensions)**Bedroom 1 Vanity – 7' x 2' 6"**

- 8' 6" Ceiling
- Vanity with 4" porcelain tile countertop and backsplash with ornate tile design around backsplash, porcelain sink with polished nickel faucet, and one double door under-counter cabinet
- Mirrored medicine cabinet above vanity with three adjustable shelves
- Hand towel ring; polished nickel
- Double door linen cabinet with two adjustable shelves
- Four drawers
- 3-Bulb wall sconce above vanity
- 4" Tile baseboards
- 4" Tile floors with blue diamond shaped accent tiles

Lavatory/Shower Closet – 9' x 7'

- 8' 6" Ceiling
- One 12-lite window with plantation shutters
- Shower/tub combo set in arched alcove with 4" porcelain tile surround, polished nickel faucet and shower head, soap shelf cutout, with ornate tile design around exterior of shower/tub
- Toto commode
- One double door linen cabinet with two adjustable shelves

Lavatory/Shower Closet – 9' x 7' (cont'd)

- Five drawers
- Domed light fixture
- Tile baseboards
- 4" Tile floors with blue diamond shaped accent tiles

Bedroom 2 Vanity – 7' x 6'

- 8' 6" Ceiling
- One 6-lite porthole window
- Vanity with 4" tile countertop and backsplash with ornate tile design around backsplash, porcelain sink with polished nickel faucet, one double door under-counter cabinet, five under-counter drawers, and an undercounter knee space cutout
- Medicine cabinet with mirrored door and four adjustable shelves
- One hand towel rack; polished nickel
- 8-Bulb Hollywood style lighting over vanity
- 4" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Bedroom 3 – 17' x 12'

- 8' 6" Ceiling
- Entry vestibule with two sets of five adjustable shelves and linen closet with four fixed shelves
- Two 12-lite windows with plantation shutters
- Light fixture with domed glass shade
- 4" Multi-piece crown moulding
- 6" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors
- Closet 1 (7' x 7'): One 12-lite window with plantation shutters, and a domed light fixture
- Closet 2 (5' x 2'): One hanging rod with an overhead shelf

Bedroom 3 Private Bathroom – 8' x 6'

- 8' 6" Ceiling
- One 12-lite window with plantation shutters
- 4" Porcelain tile counter with 10" porcelain tile backsplash and porcelain sink with stainless steel faucet
- Shower with seamless glass door, floor to ceiling 4" porcelain tile surround, and recessed light
- Medicine cabinet with mirrored door and four adjustable shelves
- One under-counter double door cabinet
- Built-in cabinetry with one double door cabinet, one laundry hamper cabinet, and seven drawers
- 2-Bulb wall sconce over vanity
- 4" Porcelain tile baseboards
- 4" Porcelain tile floors

Apartment Bedroom – 15' x 12'

- 9' 6" Ceiling
- Access from Primary Bedroom balcony via single 10-lite French door with private carpeted staircase from backyard (one 6-lite porthole window at top of staircase)
- Two 12-lite windows and plantation shutters
- Built-in with twenty-one shelves with multi-piece millwork casing
- Closet (5' x 2') with bi-fold doors and ten shelves
- Recessed lighting
- 6" Multi-piece baseboards
- Carpet floors

Apartment Kitchenette – 8' x 6'

- 9' 6" Ceiling
- One 12-lite window
- Laminate countertop and backsplash
- Stainless steel sink with polished nickel faucet and hand sprayer
- Five under-counter drawers
- One under-counter double door cabinet
- One under-counter single door cabinet
- Three overhead double door cabinets
- One overhead single door cabinet
- Domed glass light fixture
- 12" Tile floors

Apartment Bathroom – 8' x 5'

- 9' 6" Ceiling
- One 4-lite window
- Formica countertop and backsplash
- Porcelain sink with polished nickel faucet
- One under-counter double door cabinet
- Eight under-counter drawers
- Shower/tub combo with 4" tile surround, polished nickel faucet and shower head, towel rack, and soap shelf
- 8-Bulb Hollywood style lighting over vanity
- 12" Tile floors

Garage – 23' x 20'

- Car door is 18' wide with a 6' 10" clearance
- Two car capacity
- Built-in cabinetry with four under-counter drawers, two under-counter double door cabinets, and five overhead double door cabinets
- Wall shelving with fourteen adjustable shelves and one hanging rod

Additional Features

- Generac 6552 22kW generator - entire 1st floor and partial 2nd floor
- Nest thermostats throughout
- Multi-piece millwork casings on all interior doors and windows
- Tankless water heater serves part of house; New traditional water heater (October 2021) serves the remainder of the home