

1923 Dunstan Road,
Southampton, TX 77005



House Overview

| | |
|-------------|-------------------------|
| Bedrooms | 5/6 |
| Baths | 5 full. 1 half |
| House SF | 5873 |
| Lot Size SF | 7200 |
| Year Built | 2016 (completed 2017) |
| Garage | Attached 4 car |
| Pool | Salt water/heated + spa |

GENERAL

Two-story, primary bedroom up home
Study can be converted to downstairs guest
Attached 4 car (tandem) garage, custom garage doors and electrical for 2 additional cars on lifts (ceiling height 15'). Current lifts are excluded
11 ft ceilings on 1st floor, 10 ft ceilings on second floors and extra bedroom/media room above garage 9' ft ceilings
2 floor elevator shaft (elevator not included)
Concrete tile roof
Marvin energy efficient, double pane windows and custom RAM double pane oversized sliding doors at back patio
Custom iron door with glass panes that can be opened to allow fresh air

In-ground, heated saltwater pool with spa, tanning ledge, 2 bubblers and gas fireplace feature on back wall

Heat-sensor, room by room, commercial-grade fire sprinkler system

Monitored security system and cameras/motion detectors/glass break detectors

Smart AV Savant system (controls tvs, sound system), universal remote/ipad control, high speed wiring

Speakers in Kitchen, Den and Covered Patio and wired throughout the entire home

Off street parking at front of home

NEIGHBORHOOD

The 1900 block of Dunstan is one of the most coveted blocks in the area

Very walkable

Fleming Park, tennis and basketball courts are steps away

Southampton Civic Club arranges neighborhood events such as Halloween and movie nights

Southampton Patrol for added security (voluntary fee of \$250 per year)

2 blocks to Rice jogging trail

6 blocks to Rice Village

Zone X (outside floodplains) per FEMA flood maps

Easy access onto 59 for Downtown commute

Texas Medical center is minutes away (people cycle to work)

Access to Rice University gym (w/Community membership) – 3 blocks away

CARPENTRY AND TRIM

Double crown molding downstairs and single crown upstairs

Paneled dining room ceiling and wainscoting

Wainscoting in powder

Full paneling in Study

Wainscoting in Primary Bedroom

Beams in Den and Primary Bedroom

Beadboard wood ceiling at front entry and back patio

Custom bench seating in breakfast area

10' baseboards throughout home

Shiplap mudroom cabinetry

Built ins to ceiling height in Kitchen and Study

Double island in Kitchen

Custom built ins and shelving throughout home (den, breakfast, study, gameroom, bedrooms)

Built in desks in two secondary bedrooms

Built in drawers and hanging boxes in closets

Glass cabinets in kitchen, butler's pantry and study

Custom drawers in primary closet

LIGHTING

Recessed LED energy efficient lighting included in all rooms, including bedrooms

2 gas lanterns at front porch

Kitchen has under-cabinet xenon lighting and under-cabinet electrical sockets

Decorative lighting fixtures throughout home including formal living and formal dining, foyer, powder, kitchen, breakfast, second floor reading nook, and primary bath

Spotlights at front of home, rear of home, and landscaping on timer

FLOORING

Wood floors are wide-planked real hardwoods (oak), in variety of 5"/7" width planks

Herringbone pattern in front hallway

Blue natural slate stone on outside patio surfaces and concrete on driveway

Artificial turf along west side of home makes a perfect dog run

Porcelain/natural stone tile on bathroom floors

IRON, STONWORK AND GLASS

Wrought iron stair railing

Job-built wine racks, custom iron door and wine fridge in bar/wine room

Iron railing staircase

Juliet balcony off Primary bedroom

Cast stone surround on entry and windows

1 gas fireplace with cast stone surround

All showers have tempered glass doors

Custom leaded glass window in primary bath

COUNTER TOPS

Natural stone (Quartzite) in kitchen/butlers/wine bar

Marble countertops in all baths

All baths have shampoo boxes in showers/bath

APPLIANCES

Kitchen fridge/freezer is Sub Zero

Thermador 6 burner gas range w/griddle

Thermador double ovens

Thermador dishwasher

Built in Sharp microwave drawer

Gas grill in summer kitchen by RCS plus stainless sink/faucet

FOUNDATION

Engineered conventional foundation with rebar construction

Builder's pier foundation

Piers drilled to the depth specified in the soil report

3000 psi concrete used in foundation

30" deep beams on Foundation

FRAMING

2 x 6 framing on outside walls

2 x 12 lumber

1/2" OSB roof decking (Kool Ply)

1/2" CDX plywood sheathing for stucco

All studs are stud grade

All first floor walls are held down with anchor bolts at 4' o.c.

Hurricane straps to meet city code

Joist hangers used under all unsupported joists

"Hardiplank" fascia board

"Hardiplank" soffit

Decorative cornice molding

All interior doors downstairs TruStile 8' doors

ELECTRICAL

All wiring past breaker box - copper wiring per the N. E. C.

Service is 120/240 volt, single phase, three wire

Hook up for gas or electric dryer

All switches are "Decora" style

AC

Two Lennox SER 16 +energy star AC units and 2 digital thermostats with programmable temperature settings

A/C compressors - electric

Gas heating

A/C grills - sheet metal (not plastic)

Exhaust fan in each bathroom and utility room

PLUMBING

Primary shower fixtures include hand sprayer and traditional head

Primary bath has freestanding, air jet spa tub

Toilets have dual flush mechanism and metal flushes, by Vortens

Kitchen Kohler stainless prep sink and silgranit main sink

Two tankless water heaters

All CPVC water lines inside the home

CPVC water lines insulated to meet the city code

All PVC drain lines inside and underneath the home

All fixtures mix of Hans Grohe, Kohler, California Faucets, Blanco, Newport Faucets, or better.

DRIVEWAY/GUTTERS/DRAINAGE

Number 3 rebar @ 18" O. C. embedded in all the concrete paving and sidewalks

Gutters installed on all sides of the home

Area drains and underground downspout pipes

STUCCO

Stucco - three-coat system. The stucco is applied over an expanded diamond mesh lath, which has been nailed appropriately. The three coats of concrete plaster are applied by hand. The concrete plaster is a mixture of variable sized grain sand, cement, lime, and fiberglass strands. After the desired finish is achieved, the final surface is painted with an elastomeric (rubbery)

stucco coating. Expansion joints will be placed as required.

5 1/2" fiberglass insulation in exterior walls, R-19

INSULATION AND SHEETROCK

10" fiberglass insulation in exterior ceilings, R-30

All exterior openings sealed with Polyseal sealant

5/8" sheetrock throughout

LIMITED WARRANTY

Brookstone Homes warrants the home to be free of any major structural defects for ten years from certificate of occupancy.

The home was completed and given the certificate of occupancy 10/1/2017.

Information provided per seller on April 2nd 2022

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