

15019 Cathedral Falls

FEATURES & AMENITIES

HOME STATS

- 10,583 square feet (per HCAD)
- Guest house approximately 1,000 sq. ft.
- Main house approximately 9,583 sq. ft.
- 41,807 square foot lot (double lot)
- 7 bedrooms
- 7 full baths/ 4 half baths
- Builder -Byer Custom Homes
- Interior designer- Amy Murchison
- Exterior - Stucco
- Foundation - Slab
- Subdivision – Hidden Falls
- Year Built – 2014
- 5 Zones HVAC (plus wine room)
- Exclusions: Master bedroom curtains (replacement can be provided), red steel cabinets in garage, tapestry

GRAND FOYER

- North facing windows
- Double height ceiling
- Limestone flooring in Versailles pattern
- 7 1/2" baseboards
- 9' iron double doors
- Crown molding
- Iron and crystal chandelier
- Diamond plaster wall treatment
- Designer return air vents
- Recessed lighting
- Antiqued wood columns

STAIRS

- Custom hand forged wrought iron railing
- Marble treads and risers

DINING ROOM

- North facing window
- 11' ceiling height
- Limestone flooring
- 7 1/2" baseboards
- Ceiling speakers
- Crown molding
- Iron and crystal chandelier
- Custom drapery
- Designer air register

- Diamond plaster wall treatment
- Recessed lighting

WINE ROOM

- 11' ceiling height
- Reclaimed antique wood floors
- 1,000 + bottle shelving & racks
- Art lighting
- Built-in wine racks
- Iron Orb chandeliers (3)
- Designer air register
- Limestone walls
- Stone ceiling
- Temperature controlled
- Under cabinet lighting
- Reclaimed wood and stone surround entry
- Entry door of 100-year-old reclaimed Oak

FORMAL LIVING

- North facing windows
- 11' ceiling height
- Limestone flooring
- 7 1/2" baseboards
- Ceiling speakers
- Crown molding
- Custom designer sconces
- Custom draperies
- Designer chandelier
- Designer air register
- Diamond plaster wall treatment
- Recessed lighting

OFFICE

- North facing windows
- 16' ceiling height
- Limestone flooring
- Custom drapery
- Designer 18-Light chandelier
- Designer air register
- Dual pocket doors of 100-year-old reclaimed Oak
- Diamond plaster wall treatment
- Recessed lighting



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- Antiqued French Oak accent wall treatment
- Antiqued French Oak built-in shelving

- Walk-in closet with custom shelving and rod
- Entry door of 100-year-old reclaimed Oak

GREAT ROOM

- South facing butted-glass windows
- Double ceiling height
- Limestone flooring
- 7 ½" baseboards
- Custom drapery
- Two massive hand-forged 3- tiered iron chandeliers
- Designer air registers
- Gas log fireplace with stone surround mantle
- Diamond plaster wall treatment
- Recessed lighting
- Stone wall feature
- Trayed ceiling

EN SUITE

- Heptagonal stone flooring
- 2-Light sconces (2)
- Custom cabinetry with soft closing drawers
- Granite countertop
- Kohler® bronze sink fixture
- Kohler® commode
- Kohler® shower bronze fixture
- Kohler® undermount sink
- Recessed lighting
- Solid wood door with Rocky Mtn® fixture
- Stone baseboards
- Walk-in shower with tile walls, granite seating, shampoo niche and seamless glass door enclosure
- Entry door of 100-year-old reclaimed Oak

BUTLER'S PANTRY

- Arched doorways
- 11' ceiling height
- Limestone flooring
- 7 ½" baseboards
- Custom built -in cabinets with glass fronts
- Glass shelving
- Granite countertop
- LED under cabinet lighting
- Diamond plaster wall treatment
- Recessed lighting
- Soft closing drawers
- Tile backsplash with stone design
- Under cabinet electrical

UTILITY ROOM

- East facing windows
- 11' ceiling height
- Limestone flooring
- True® 48" double door freezer
- Brick backsplash
- Casement window
- Custom built-in cabinetry with soft closing drawers
- Built-in hanging rod
- Plantation shutters
- Pocket door
- Recessed lighting
- Slate countertop
- Stainless steel goose neck faucet with pullout spray
- Stainless steel undermount sink
- Under cabinet lighting
- Whirlpool® 26" washer and dryer

SECONDARY BEDROOM (FIRST FLOOR)

- North and west facing windows
- 11' ceiling height
- Reclaimed hard wood flooring
- 4-blade ceiling fan
- 7 ½" baseboards
- Crown molding
- Custom drapery
- Plaster walls
- Recessed lighting

MUD ROOM

- 11' ceiling height
- Custom built in cabinetry
- Custom built bench seating



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FEATURES & AMENITIES

- Wall hooks

TWO CAR GARAGE (NORTHEAST)

- North facing windows
- 11' ceiling height
- Epoxy flooring
- Attic access
- Baseboards
- T8 fluorescent lighting
- Lift master® garage door opener
- Plantation shutters

TWO CAR GARAGE (SOUTHEAST)

- North and South facing windows
- Epoxy flooring
- Baseboards
- Ceiling speaker
- Door to backyard
- Electrical panel access
- T8 fluorescent lighting
- Lift master® garage door opener
- Air conditioned storage closet

BREAKFAST ROOM

- South facing butted-glass windows
- 11' ceiling height
- 7 1/2" baseboards
- Crown molding
- Custom drapery
- Iron 8-Light chandelier

WET BAR

- South facing butted-glass windows
- Barrel® undermount hammer copper sink
- Granite countertop custom antiqued French Oak cabinetry
- Waterstone USA® bronze fixture
- Scottsman icemaker

KITCHEN

- 11' ceiling height

- Limestone flooring
- 24" custom wood built-in cabinetry with soft closing drawers
- Above cabinetry lighting
- Asko® 22" dishwasher with wood panel front
- Ceiling speakers
- Crown molding
- Built-in microwave
- Custom built-in pull-out double trash receptacle
- Designer air register
- Painted cement tile backsplash
- Dentil crown molding
- Dual panel front refrigerator drawers
- Granite countertop island
- Hammered copper farm-style sink
- Recessed lighting
- Stainless steel vent hood with custom design reclaimed wood surround
- SubZero® 48" built-in wood panel refrigerator
- Under cabinet electrical and lighting
- Walk-in pantry with antique wood door
- Waterstone® bronze faucet fixture with pullout spray
- Wolf® 48" stainless steel six gas burners with griddle

LIVING ROOM

- South facing butted-glass window
- Limestone flooring
- 4-blade ceiling fan
- 7 1/2" baseboards
- Cathedral ceiling
- Ceiling speaker
- Crown molding
- Custom drapery
- Designer air register
- Gas fireplace with Italian imported stone mantle from River Oaks home
- Diamond plaster wall treatment
- Recessed lighting
- Reclaimed wood architectural beams
- Automatic shades

THEATER ROOM



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- Carpet flooring
- Ceiling electrical
- Crown molding
- Custom built in entertainment center with built-in speakers
- Double French doors with Italian style knobs
- Designer sconces (8)
- Double tier seating
- LED rope lighting
- Control 4 lighting
- Recessed lighting
- Sound-deadening sheetrock walls
- Double coffered ceiling
- Wood baseboards
- Control 4 audio-visual system

POWDER ROOM (EAST WING)

- 11' ceiling height
- Limestone flooring
- Crown molding
- Designer air register
- Kohler® commode
- Kohler® undermount sink
- Diamond plaster walls
- Recessed lighting
- Stainless steel Kohler® sink fixture

EXERCISE ROOM

- 11' ceiling height
- Rubber gym floor mat
- 5-blade ceiling fan
- Ceiling speaker
- Crown molding
- Designer air vent
- Mirrored wall
- Recessed lighting

POWDER ROOM (WEST WING)

- 11' ceiling height
- Limestone flooring
- Crown molding

- Designer 6-Light fixture
- Designer air register
- Designer sconces (2)
- Granite countertop with built in cabinetry and soft closing drawers
- Kohler® commode
- Undermount sink with gold color fixture

MASTER SUITE

- South and West facing windows
- 13' ceiling height
- Reclaimed hardwood floors
- 5-blade ceiling fan
- Ceiling speakers
- Designer selected sconces
- Designer air registers
- Double coffered ceiling
- Gas log fireplace with stone mantle and surround
- North east French door access to patio
- Recessed lighting

MASTER EN SUITE

- East facing windows
- 15' ceiling height
- Limestone flooring
- Designer 2-Light mirror sconces (6)
- Designer air registers
- Designer chandelier
- Dual vanities with undermount sinks
- 48" jetted tub
- Kohler® gold color tub fixture with rinse pull-out
- Loggia style walk in 16' shower with Kohler® wall body spray, dual Kohler® shower head, shampoo niche, tile walls, and stone flooring
- Marble countertops
- Dual private water closets with Toto Washlet® commodes
- Recessed lighting
- Ribbed vault ceiling
- Clerestory windows

LEFT WALK-IN CLOSET

- 11' ceiling height
- Carpet flooring
- Custom built-in shoe shelving



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- Custom built-in soft closing drawers
- Recessed lighting

RIGHT WALK-IN CLOSET

- 11' ceiling height
- Carpet flooring
- Custom built in jewelry closet with mirror front (3)
- Custom shoe shelving
- Crystal 5-Light chandelier (2)
- Packing island with marble countertop and soft closing drawers
- Recessed lighting

SECONDARY BEDROOM (NORTHWEST)

- North facing French door to balcony
- 11' ceiling height
- Carpet flooring
- 5-blade ceiling fan
- Crown molding
- Recessed lighting
- Tray ceiling

EN SUITE

- 10' ceiling height
- Tile flooring
- Built-in cabinetry with soft closing drawers and laundry hamper
- Designer sconces (2)
- Kohler® commode
- Recessed lighting
- Stone countertop with Kohler® undermount sink with dark bronze Kohler® fixture
- Walk-in closet with custom shelving, soft close drawers
- Walk-in shower with stone wall, flooring, seating, shampoo niche, and Kohler® fixture

SECONDARY BEDROOM (NORTH)

- 11' ceiling height
- Carpet flooring
- 5-blade ceiling fan
- Crown molding
- North facing French door accessed to Juliet balcony
- Recessed lighting

- Tray ceiling

EN SUITE

- 10' ceiling height
- Tile flooring
- Built-in cabinetry with soft close drawers
- Designer sconces (2)
- Kohler® commode
- Recessed lighting
- Stone countertop with Kohler® undermount sink and dark bronze fixture
- Walk-in shower with seamless glass enclosure, stone flooring; seating, and tile walls
- Walk-in closet with custom shoe shelving, carpet flooring, soft close drawers

SECONDARY BEDROOM (NORTHEAST)

- East facing windows
- 12' ceiling height
- Carpet flooring
- 5-blade ceiling height
- Barrel vault ceiling
- Crown molding
- North facing door to Juliet balcony
- Recessed lighting
- Walk-in closet; North facing window, carpet flooring, built-in cabinetry with soft close drawers, shelving, and designer 1-Light fixture

EN SUITE

- 10' ceiling height
- Tile flooring
- Built-in cabinetry with stone countertop, Kohler® undermount sink and dark bronze fixture
- Designer chandelier
- Designer sconces (2)
- Kohler® commode

POWDER ROOM (UPSTAIRS)

- 10' ceiling height
- Reclaimed wood flooring
- Granite countertop with Ambella Home® undermount sink and stainless-steel fixture
- Kohler® commode

SECONDARY BEDROOM



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(SOUTHEAST)

- West French door to covered balcony
- 11' ceiling height
- Carpet flooring
- 5-blade ceiling fan
- Crown molding
- Recessed lighting
- Tray ceiling

EN SUITE

- 10' ceiling height
- Tile flooring
- Stone countertop with Kohler® undermount sink and dark bronze fixture
- Designer selected sconces (2)
- Kohler® commode
- Recessed lighting
- Walk-in shower with tile walls, shampoo niche, seamless glass enclosure and Kohler® fixture
- Walk-in closet with carpet flooring, built-in cabinetry with soft close drawers and shelving

ENTERTAINMENT ROOM

- 12' ceiling height
- Reclaimed hardwood floors
- 5-blade ceiling fan (2)
- Built-in entertainment center
- Ceiling speakers
- Antique 11' barn doors
- Recessed lighting
- South facing French doors that lead to covered balcony
- Raised ceiling

COVERED BALCONY

- South facing views
- 10' ceiling height
- Herringbone stone flooring
- 16" cast stone column with 24" square base (2)
- Ceiling speakers
- 8-blade ceiling fan (2)
- Recessed lighting
- Wrought iron railing

COVERED PAVILION

- Travertine decking
- Vaulted wood ceiling with reclaimed beams

- 42" Isokern fireplace with stone surround and reclaimed wood mantle
- Recessed lighting
- Big Ass Fan®
- Ceiling speaker
- Exterior cameras
- Stone columns

SUMMER KITCHEN

- Scottsman® 18" stainless-steel built-in ice maker
- SubZero® stainless-steel built-in refrigerator
- Granite countertop with undermount Blanco® sink
- Bull® stainless-steel built-in grill with warming drawer & built in burner
- Recessed lighting
- Ceiling fan

GUEST HOUSE STUDIO

- 11' ceiling height
- Carpet flooring
- Ceiling fans (3)
- Crown molding
- Storage closet
- Raised stage with porcelain "wood" flooring
- Concealed wiring under stage for plugs and microphones
- Sound-deadening sheetrock walls
- Iron and glass double doors and windows
- Built in bar includes Subzero undercounter refrigerator, Scottsman icemaker, undermount sink with dark bronze faucet

GUEST BEDROOM

- West facing windows
- 11' ceiling height
- Recessed lighting
- Ceiling fan
- Crown molding

EN SUITE

- 11' ceiling height
- Kohler® commode
- Walk-in shower with seamless glass enclosure and door
- Walk-in closet with built-in shelving and rods



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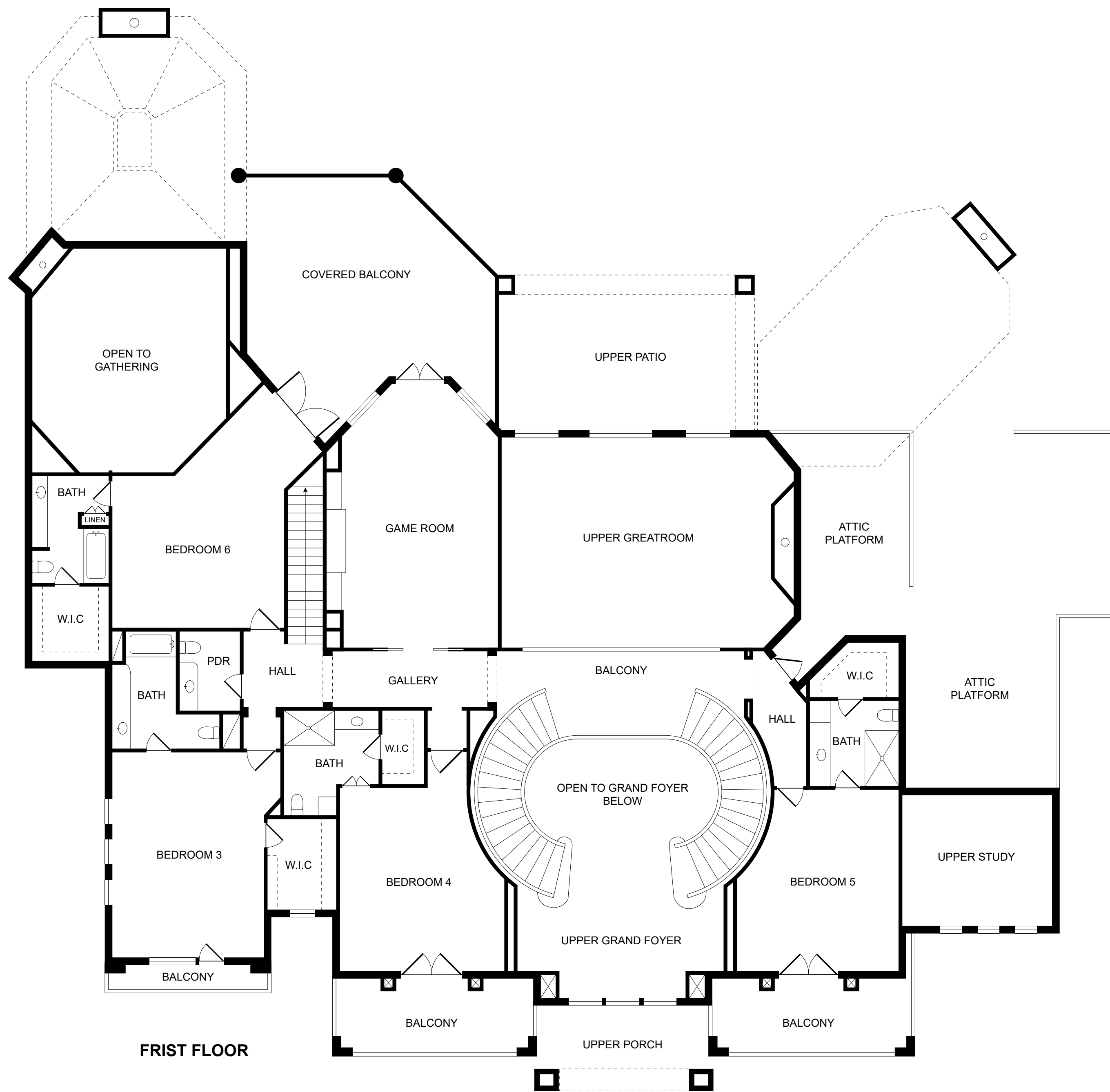
BACKYARD

- Pool by Cabana Pools
- Pool equipment can be controlled by smartphone
- Four fire pots
- Slide and grotto
- Large tanning shelf
- Beach entry
- Travertine decking
- Award-winning pool design
- Extensive landscape lighting
- Pool bath

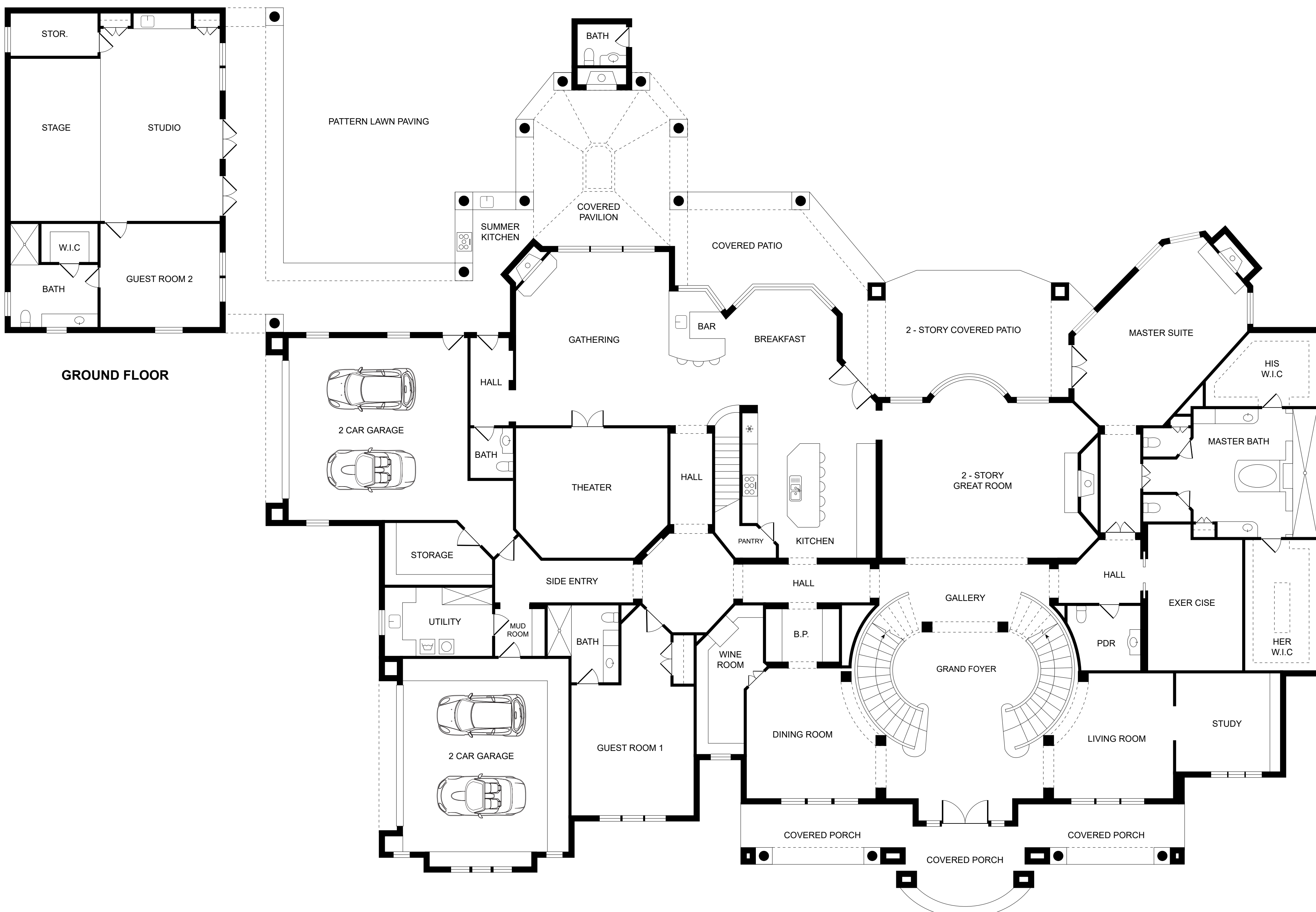
GENERAL AMENITIES

- Control 4 lighting
- Security cameras
- Generator (whole house coverage)
- Home alarm system
- Carrier Infinity® touch temperature control
- Control 4 Home Automation System works interior and exterior lights and sound throughout house
- Exterior cameras have ability to be viewed by smartphone
- Tile roof
- Three tankless hot water heaters





FRIST FLOOR



GROUND FLOOR