

# 5955 Crab Orchard Road

This custom-built home offers privacy from the street view with open light-filled interior spaces. Enter the gates of the brick courtyard to the front doors. The foyer with staircase allows access to the living room, first floor primary suite, and dining room. First floor rooms are nicely appointed with elegant crown moulding, tumbled travertine floors, recessed lighting, and high ceilings. The home has nice clean lines that would complement traditional taste decor as well as a more contemporary style. First floor primary suite with sitting area and gas-log fireplace. Living room has panoramic views to the back patio and garden. Elegant formal dining room with views to front courtyard. Wet bar in open passage way to kitchen. The Pullman style kitchen with great counter space and storage areas, leads opens to cozy breakfast room. Upstairs loft style den area with access to secondary bedrooms. Elevator and generator already installed. Fabulous exercise pool with treadmill and swim jets.

(3 Bedrooms; 3 Full and 1 Half Baths; 2-Car Garage; 3,672 Building Sq. Ft. (Per HCAD);  
12,080 Lot Sq. Ft. (Per HCAD); Built in 1979 (Per HCAD).)

## Foyer – 24' x 8'

- 9' Ceiling
- 9' Solid wood double door entry
- Two single-lite windows
- Coat closet with two overhead wall-to-wall shelves, one wall-to-wall hanging rod (dress height), and light fixture
- Stairway with hardwood treads and railing
- Recessed lighting
- 8" Multi-piece crown moulding
- 8" Multi-piece baseboards
- Tumbled travertine tile floors

## Formal Dining Room – 16' x 13'

- 9' Ceiling
- Two sliding glass doors each with a side light (one with access to front courtyard and one with access to motor court)
- Exposed brick accent wall
- Recessed lighting
- 8" Multi-piece crown moulding
- 8" Multi-piece baseboards
- Tumbled travertine tile floors

## Living Room – 25' x 20'

- 10' Ceiling
- Two sliding glass doors to back courtyard
- Fourteen full-lite windows
- Built-in set of three glass display shelves and three under-counter single door cabinets
- Gas fireplace set in full exposed brick surround, with tile hearth, and multi-piece millwork mantel
- Two ceiling speakers
- Two wall speakers
- Two ceiling fans
- Recessed lighting
- 8" Multi-piece crown moulding
- Tumbled travertine tile floors with ramp access

## Wet Bar – 7' x 7'

- 8' Ceiling
- Granite countertops, diagonally set 3" stone tile full backsplash, and under-mount stainless steel bar sink with bronze gooseneck faucet
- KitchenAid ice maker
- One under-counter single door cabinet
- One under-counter double door cabinet
- Diagonal box wine storage with approximately 50 bottle capacity
- Pacific lined silver closet
- Three overhead glass-faced cabinets with glass display shelves
- Seven glass display shelves
- Under-cabinet lighting
- Recessed lighting
- 5" Multi-piece crown moulding
- 8" Multi-piece baseboards
- Tumbled travertine tile floors

## Powder Room – 8' x 6'

- 8' Ceiling
- Vanity with granite countertops and backsplash, under-mount porcelain sink with bronze gooseneck faucet, and two under-counter single door cabinets
- Antique style 3-lite wall sconce with frosted glass shades
- Bronze hand towel rack
- Bronze toilet paper holder
- Kohler commode
- Art niche with granite countertop and one under-counter single door cabinet
- Recessed lighting
- 5" Multi-piece crown moulding
- 5" Multi-piece baseboards
- Tumbled travertine tile floors

## Kitchen – 19' x 9'

- 9' Ceiling
- Three 2-lite windows with plantation shutters
- Granite countertops and backsplash with stainless steel under-mount sink with brushed nickel gooseneck faucet and filtered water dispenser
- Stainless steel Bosch dishwasher
- KitchenAid double ovens
- Thermador warming drawer
- Stainless steel Gaggenau gas cooktop with four burners and grill top
- Broan vent hood
- Full size side by side stainless steel SubZero refrigerator and freezer
- Twelve under-counter drawers
- Six under-counter double door cabinets
- Two double door cabinets
- Space for built-in microwave
- Six overhead double door cabinets
- Three single door cabinets
- One overhead wall-to-wall display shelf
- Under-cabinet lighting
- Walk-in pantry with fluorescent light fixture, six wrap-around shelves, and tumbled travertine floors
- Two wall speakers
- Ceiling fan
- Recessed lighting
- 8" Multi-piece baseboards
- Tumbled travertine tile floors

## Breakfast Room – 13' x 13'

- 9' Tray vaulted ceiling with multi-piece millwork accent
- Sliding glass door to back courtyard
- Dog door to backyard
- Bi-fold doors to Formal Living Room
- 5-Candle wrought iron chandelier with frosted glass shades
- Gas fireplace with full exposed brick surround, exposed brick hearth, and multi-piece millwork mantel
- Built-in workstation with granite countertop, 6" diagonally laid tile full backsplash, wooden leaf extension, keyboard tray, two under-counter filing drawers, two under-counter drawers, one under-counter double door cabinet, one overhead double door cabinet, three display shelves, and under-cabinet lighting
- Two ceiling speakers
- Recessed lighting
- 8" Multi-piece baseboards
- Tumbled travertine tile floors

## Laundry Room – 14' x 7'

- 9' Ceiling
- Full-lite door with wrought iron gate to motor court
- Space for full size washer and dryer
- Granite countertops with 4" tile full backsplash and under-mount stainless steel utility sink with polished nickel gooseneck faucet
- One under-counter single door cabinet
- One under-counter double door cabinet
- Two overhead double door cabinets
- Two overhead single door cabinets
- Under-cabinet lighting
- Utility cabinet with hanging rod (dress height) and one shelf
- Two double door cabinets
- Three single door cabinets
- Indoor work area with fluorescent light fixture, space or full-size refrigerator, eleven shelves, hanging tool storage, and 12" tile floors
- Fluorescent light fixture
- Tumbled travertine tile floors

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**Primary Bedroom – 21' x 16'**

- 9' Ceiling
- Sliding glass door to front courtyard with plantation shutters and with a side light on each side with plantation shutters
- One 2-lite window with plantation shutters
- Built-in bookcase with eight adjustable shelves, granite countertop, and two under-counter double door cabinets
- Gas fireplace with exposed brick full surround and hearth and multi-piece millwork mantel (with glass and brass cover)
- Two ceiling speakers
- Recessed lighting
- 8" Multi-piece crown moulding
- 8" Multi-piece baseboards
- Tumbled travertine tile floors

**Primary Bathroom – 17' x 10'**

- 9' Ceiling
- Single-lite window with plantation shutters and dog-door below
- Sliding glass door to front courtyard with plantation shutters and with a side light on each side with plantation shutters
- Vanity with granite countertop and backsplash, Kohler porcelain sink with bronze faucet, four under-counter drawers, two under-counter single door cabinets, and knee space for makeup area
- Built-in wall-to-wall mirror with antique 2-candle wall sconce with fabric shades
- Disabled access shower with glass enclosure, 24" and 12" stone tile surround, 4" stone tile floor, mosaic tile accent band, bench seat, bronze shower head and hand sprayer
- Lavatory closet with art niche with granite countertop and one under-counter double door cabinet, Kohler commode, recessed lighting, 8" multi-piece crown moulding, 8" multi-piece baseboards, and tumbled travertine floors
- Bronze towel rack
- Recessed lighting
- 8" Multi-piece crown moulding
- 8" Multi-piece baseboards
- Tumbled travertine tile floors

**Primary Bedroom Closet - 11' x 6'**

- 9' Ceiling
- Sliding pocket door entry with multi-piece millwork casing
- Built-in dresser with granite countertop, one overhead double door cabinet, and four drawers
- Five hanging rods; one is dress height
- One overhead wrap-around shelf
- Six shelves
- Recessed lighting
- 5" Multi-piece crown moulding
- Tumbled travertine tile floors

**Game Room / Den (2nd Floor) - 25' x 13'**

- 8' Ceiling
- Three sky lights
- Sliding glass door to Juliette balcony with wrought iron railing
- Full-lite French double doors to balcony (with screen door)
- Gas fireplace with exposed brick hearth
- Built-in entertainment center with eight adjustable shelves and three under-counter double door cabinets
- Kitchenette with fluorescent light fixture, granite countertops with 6" diagonally laid tile full backsplash, under-mount stainless steel bar sink with polished nickel faucet, under-cabinet lighting, stainless steel KitchenAid dishwasher, Sanyo beverage refrigerator, one single door under-counter cabinet, two overhead single door cabinets, four storage shelves, and 12" stone tile floors
- Two ceiling fans
- Two fluorescent light fixtures
- Recessed lighting
- Vinyl plank floors

**Bedroom 1 – 16' x 12'**

- 8' Ceiling
- One 2-lite window
- Ceiling fan with frosted glass light fixture
- Two storage closets (each 2' x 2') with one hanging rod (dress height), one shelf, and automatic lighting
- 5" Multi-piece crown moulding
- 2" Baseboards with quarter round
- Vinyl plank floors

**Bedroom 1 Bathroom (Additional hallway access) - 8' x 5'**

- 8' Ceiling
- Vanity with granite countertops and backsplash, under-mount porcelain sink with brushed nickel gooseneck faucet, and one under-counter double door cabinet
- Walk-in shower with 4" tile surround, 1" tile floors, mosaic tile accent band, polished nickel shower head, soap shelf, and recessed lighting
- Two double door linen cabinets
- Brushed nickel hand towel ring
- Brushed nickel towel rack
- Brushed nickel toilet paper holder
- Glacier Bay commode
- Exhaust fan/light combo
- 2" Baseboards with quarter round
- 12" Stone tile floors

**Bedroom 2 – 16' x 12'**

- 8' Ceiling
- Sliding glass door with Juliette balcony with wrought iron railing
- Exposed brick accent wall
- Bi-fold viewing window to Formal Living Room
- Walk-in closet (7' x 4') with fluorescent light fixture, three hanging rods (one is dress height), two overhead wall-to-wall shelves, two shelves, 2" baseboards with quarter round, and vinyl plank floors
- Ceiling fan with lighting (three frosted glass shades)
- 5" Multi-piece crown moulding
- 2" Baseboards with quarter round
- Vinyl plank floors

**Bedroom 2 Bathroom – 7' x 6'**

- 8' Ceiling
- One 2-lite window
- Vanity with granite countertops and backsplash, under-mount porcelain sink with brushed nickel gooseneck faucet, one under-counter double door cabinet, one under-counter single door cabinet, and one under-counter drawer
- Medicine cabinet with glass shelves
- Shower/tub combo with 4" tile surround, adjustable polished nickel shower head, and soap shelf
- Two double door linen cabinets
- Brushed nickel hand towel ring
- Brushed nickel towel rack
- Brushed nickel toilet paper holder
- Western commode
- 3-Lite wall sconce with frosted glass shades
- Exhaust fan/light combo
- 2" Baseboards with quarter round
- 12" Stone tile floors

**Miscellaneous Features / Information**

- Generac Generator capable of powering whole home; unit inspected and cleaned in June 2022
- Hydraulic elevator to 2nd floor
- Endless Pool brand exercise therapy pool with in-pool treadmill, reverse swim jets, seating wall with remote controlled spa jets, electric powered retractable pool cover, and hydraulic lift chair for disabled access
- Screen lid gutters and fascia boards inspected and repaired early 2022
- Standing seam metal roof inspected annually. Resealed and painted with metal roof paint in early 2022
- Second floor outdoor patio re-waterproofed and new decking installed early 2022
- Solid wood front doors stripped and re-stained early 2022
- Decorative fountain in front courtyard sourced from a historic Civil War era home in Savannah, Georgia

**Exclusions**

- Dining room chandelier
- Sconces in hallway to primary bedroom
- Primary bedroom ceiling fan
- Primary bathroom chandelier and ceiling mounting plate
- Powder room mirror
- Sconces in entry foyer
- Fireplace mantel in upstairs den
- Ice maker in upstairs kitchenette