

19206 S. Frio River Circle

FULL FEATURE SHEET

ENTRY

- 11' Double iron doors with rain glass for privacy
- Oversized 20x20 Tile Flooring Laid on Offset
- Built-In Art Niches
- 15' Barrel Vault Ceilings
- 8" Custom Stained Baseboards
- 28' Rotunda Ceilings with Spiral Wood Beam Accent
- Recessed Light Niches

DINING ROOM

- Custom Stained Crown Molding with Cove Lighting
- 20x 20 Tile Flooring Laid on Offset
- Arched Door Openings
- 8" baseboards
- Recessed Alcove
- 4.5" Stained Plantation Shutters
- Transom and Clerestory Windows for Abundant Light
- Butler's Pantry with Granite Counters, Travertine Backsplash and Lighted Display Cabinets

STUDY

- Gorgeous Arched Window with 4.5" Stained Plantation Shutters
- Clerestory Windows for Additional Light
- Custom Wainscot Wood Paneling with Picture Frame Molding
- Coffered Ceilings
- Custom Wood Built-ins
- 5" Wood Plank Floors
- Ceiling Fan
- Double French Doors

KITCHEN

- Thermador Built-In 30" Refrigerator and 30" Freezer
- Thermador 48" Professional Gas Range with 6 Burners and Dedicated Griddle.
- Thermador Double ovens
- Thermador Built-In Microwave
- Thermador Dishwasher
- Custom Wood Vent Hood Enclosure
- Upgraded Granite Countertops
- Travertine Backsplash with Decorative Insert over Range
- 60" Upper Cabinets with Lighted Upper Tier for Display
- Bronze Cabinet Hardware and Faucet Fixtures

- 15' Ceilings
- Soft close Drawers and Cabinets
- Pull Out Lower Cabinet Drawers
- Prep Sink in Island
- 18' Raised Bartop
- Tiered Ceiling Treatment with Wood Accent Beams
- Pendant Lighting Over Island
- Solid Wood Panels Finish both Island and Bar Counter Fronts
- Recessed Lighting
- Walk In Pantry

FAMILY ROOM

- Stonecast Fireplace with Direct Vent Gas Logs
- Hunter Douglas Power View Silhouette Shades with Remote Timer
- Arched Windows Overlooking Pool and Patio
- 15' Ceilings
- 8" Baseboards
- Oversized 20x20 Tile Flooring
- Custom Built-in Wood Cabinet and Shelving
- Custom Wood Beam Accents and Double Crown Molding
- Arched Architectural Accents
- Ceiling Fan
- 65" TV Remains

DOWNSTAIRS ½ BATH

- Leathered Granite Vanity Top
- Bronze Waterfall Faucet and Hardware
- Undermount Sink
- Linen Closet
- Wood Encased Mirror
- Oversized 20x20 Tile

MASTER BEDROOM

- Hunter Douglas Power View Silhouette Shades with Remote Timer
- Vaulted Ceilings with Crown Molding, Cove Lighting and Wood Beam Accents
- 5" Wood Plank Flooring
- Built-In Cabinet/ Coffee Bar
- Ceiling Fan
- Direct Access to Pool/Patio
- 65" Smart TV Remains

MASTER BATH

- Dual Raised Vanities with Undermount Sinks and Marble Countertops
- Vanity Knee Space for the Lady
- Wood Encased Vanity Mirrors
- 20x20 Tile Flooring Laid on the Offset
- Bronze Cabinet Hardware and Faucets
- Oversized Walk-in Shower with Foot Ledge, Soap niches and finished with Travertine Accent Tile
- 7' Jetted Soaking Tub
- Privacy Windows for Natural Light
- Enormous Custom Designed Walk in Closet with Multiple Built-In Custom Shelving Units and Dressing Island

GUEST SUITE

- First Floor Level
- 4.5' Wood Shutters
- Trey Ceiling
- Crown molding
- Ceiling Fan
- Walk-In Closet with Custom Shelving
- 5" Wood Plank Flooring
- Direct Access to Bathroom
- Marble Counters
- Tub/Shower Combination with Travertine Surround
- Direct Access to Pool and Patio
- 41" TV Remains

SECONDARY BEDROOMS 2nd Floor

- 4.5" Wood Plantation Shutters
- Ceiling Fans
- Walk-in Closets with Custom Shelving
- Both Bedrooms with Direct Access to a Full Bath/ One Ensuite Bathroom
- Plush Carpeting

SECONDARY BATHS

- Vanity Cabinet Storage with Marble Countertops
- Tile Flooring
- Combination Tub/Shower with Tile Surround, Accent Tiles, and Soap Shelf.
- Arched Ceiling Tub/Shower Enclosures

GAMEROOM

- "Belmont" Regulation Size Pool Table with Accessories and Table Tennis Conversion Top
- 4.5" Plantation Shutters
- Direct Access to Attic Storage
- 5" Wood Plank Flooring
- Raised Cove Ceiling with Crown Molding

- Arched Openings to Staircase and Secondary Bedrooms
- 70" TV Remains

MEDIA ROOM

- Custom Wood Trim Accents
- Recessed Lighting
- Sconce Lighting
- Tri Level Seating
- Barrell Vault Ceiling with Crown Molding and Cove Lighting
- Surround Sound Speakers
- 5 "Roosevelt" Luxury Media Loungers Remain
- 83" TV Remains

UTILTY ROOM

- 48" Upper Cabinets
- Extended Granite Counters with Stainless Steel Undermounted Sink and Hanging Rod
- Counter Depth Refrigerator Remains
- Front Load Washer and Dryer with Pedestals Remain
- Oversized Tile Flooring

GARAGE

- Attached 2 Car and Separate 1 Car Garage with Automatic Openers
- Epoxy Coated Flooring
- Oversized Garages
- Cabinets in Garage by "Ideal Solutions" Platinum Grade in both Single and Double Garages
- Electric Car Chargers 60 amp and 30 amp Convey

ADDITIONAL INTERIOR FEATURES

- Rounded Corners
- Double Crown Molding in Main Living Areas
- Arched Doorways and Pass Throughs
- 8' Wood Plank Doors Throughout
- Dedicated Mud Room with Custom Shelving, Benches, Backpack Storage and Cabinets
- Wet Bar with Built-In Storage, Granite Counters, Undermount Copper Sink and Wine Fridge
- Solid Wood Staircase with Stained Treads and Risers
- Dual Tankless on Demand Hot water Systems
- Security System
- Silhouette Blinds in Breakfast Area, Family Room and Master on Timer, Up at Dawn, Close at Dusk

POOL and PATIO

- Pool Built by Cypress Custom Pools in 2017
- Pool Heater Replaced 2021
- Flagstone Accents and Coping

- Split face stone Waterfall with 6", 12" and 18" Raised Beams
- 3 Sheer Descent Waterfalls
- Raised Fire Ring with Flagstone Face and Lava Rock
- Summer Kitchen with Grill, Mini Fridge and Sink
- 1750~sq ft of Decking
- 2 Covered Patios with Ceiling Fans
- Bose Soundtouch 300 Outdoor Speakers
- Direct Access to Full Bath

ADDITIONAL EXTERIOR FEATURES

- Gutters by the "Gutter Man"
- Oversized 16,829 Square Foot Lot
- Stone and Stucco Exterior
- 2nd Floor Balcony Overlooking Front of Home
- Full Sprinklers System
- Patterned Concrete Entry and Driveway Accents
- Tuff Shed

ENERGY EFFICIENT FEATURES

- Spray Foam Insulation
- Double Pane Low-E Insulated Windows
- Digital Programmable Thermostats
- Radiant Barrier in Attic
- Digital Programable Thermostats
- Insulated Low-E Windows
- High-Efficiency HVAC
- North/ South Exposure