

13820 DOUBLOON
GALVESTON, TX 77554

- THERMALLY BROKEN ALUMINUM HIGH-END IMPACT RATED WINDOWS – DESIGN PRESSURE DOUBLE TYPICAL COASTAL WINDOW.
- ALL OPERABLE WINDOWS ARE CASEMENT WINDOWS
- EURO-WALL MINIMAL FRAME STACKING DOORS FOR MAXIMUM VIEW, MIAMI DADE AND TDI APPROVED IMPACT RATED DOORS, DESIGN PRESSURED RATED AND WATER RATED FOR LOW IMPACT THRESHOLD
- ROOF AND HOME WRAPPED WITH ICE AND WATER RETENTION – SUPERIOR MOISTURE AND EFFICIENCY TECHNOLOGY
- CHARCOAL LIFETIME COMPOSITION ROOF WITH STAINLESS STEEL FLASHING
- HIGH EFFICIENCY FOAM INSULATION ENCOMPASSES ENTIRE BUILDING ENCLOSURE
- 16 SEER HIGH EFFICIENCY, MULTI-STAGE AC SYSTEMS TO MONITOR BOTH TEMPERATURE AND HUMIDITY
- HIGH EFFICIENCY TANKLESS NATURAL GAS WATER HEATING SYSTEMS AND A HOT WATER RECIRCULATION SYSTEM FOR QUICK HOT WATER
- BEAUTIFUL COASTAL EXTERIOR CONSISTING OF VERTICAL SHIPLAP, IRONWOOD DETAILS AND HARDIE SIDING
- 5 FULL BEDROOMS AND 4 ½ BATHS, INCLUDING A BUNK ROOM, SITTING ROOM AND GAME ROOM OVER-LOOKING COASTAL VIEWS OF GALVESTON BAY AND CAUSEWAY, GOLD COURSE AND WILDLIFE SANCTUARY
- LARGE GAMEROOM LEADING TO AN OPEN BALCONY WITH 180 DEGREE VIEWS OF GALVESTON BAY
- MASTER WING HAS LARGE MASTER BATH WITH LARGE OPEN GLASS CURBLESS SHOWER AND MASTER TUB
- MASTER BATH HAS HIGH-END QUARTZ COUNTERTOPS AND LUXURY TILE ON ENTIRE WET WALL
- LARGE FAMILY ROOM WITH HUGE 14' X 8' MULTI-SLIDE GLASS WALL TO MAXIMIZE VIEWS OF GALVESTON BAY
- LIVING ROOM AND GAME ROOM HAVE SURROUND SOUND
- EXQUISITE TRIM AND CABINET DETAILS BY SOME OF THE BEST SOUTH TEXAS MILLWORK ARTISANS
- BEAUTIFUL 7 ½" WIDE LARGE PLANK ENGINEERED HARDWOOD WIREBRUSHED OAK FLOORS
- HARDWOOD TREADS AND CUSTOM METAL HANDRAIL
- ALL BEDROOMS HAVE VAULTED CEILINGS OR SPECIAL CROWN DETAILS
- ENORMOUS CHEF'S KITCHEN AND WINE BAR WITH BUILT-IN APPLIANCES AND QUARTZ COUNTERTOPS
- UTILITY ROOM HAS BOTH GAS AND ELECTRIC CONNECTIONS
- HOUSE HAS BEEN PRE-WIRED FOR ELEVATOR AND IS ELEVATOR READY
- INDEPENDENT ENGINEERED INSPECTIONS AT PILINGS, FOUNDATION, FRAMING, WINDSTORM AND FINAL
- INTERNET/SATELLITE/CABLE NETWORK WIRING THROUGHOUT THE HOUSE – READY FOR WHOLE HOUSE AUTOMATION
- CUSTOM ALARM SYSTEM
- 12 X 12 CONCRETE PILINGS FOR SUPERIOR STORM RESISTANCE
- ALL REAR DECKS ON THE HOME ARE WATERPROOFED FOR MAXIMUM ENJOYMENT IN ALL WEATHER CONDITIONS
- 1 CAR GARAGE MEETING ALL FLOOD REQUIREMENTS FOR ZONING
- HUGE SPACE UNDER HOME TO STORE BOATS/TRAILERS, ETC.
- SUMMER KITCHEN ADDED AND POOL DESIGN IN PROCESS FOR DEVELOPMENT.



CUSTOM HOMES

design.build.reinvent.



13820 DOUBLOON AVENUE

A DEVELOPMENT OF KAI CUSTOM HOMES