



## 2114 Rice Boulevard

### **Mechanical/ Structural Ages:**

**Roof:** 2020

**HVAC:** 3 Carrier Units/2 Lenox Units (all 2020/2021)

**Water Heater:** 2021

**Windows:** Marvin

### **Interior Standouts**

- White oak hardwood floors, wide plank
- Study with built ins, cabinet lights, built in desk and concealed door to kitchen
- Lutron lighting system
- Wrought iron stair railing
- 3rd floor game room
- Mudroom with lockers, charging outlets, additional storage
- Speakers throughout wired for surround sound
- Custom window coverings and curtains
- Wet bar with 2 SubZero drink drawers and Scotsman ice maker
- Wine room temperature controlled with custom door by Metal Railing of America
- 2 first floor powder rooms with porcelain tile flooring, Kohler/Rohl
- Laundry room upstairs complete with sink, tile flooring, closet, cabinets

### **Exterior Standouts**

- Oversized lot
- 3 car oversized garage epoxy coated with storage area, multiple 220 for car charger
- Automatic driveway gate
- Flagstone patio
- Outdoor grill DCS
- Heated pool
- Sprinkler system
- Kevo keyless entry
- Turfed backyard
- Sport court features basketball hoop
- 2 back up generators, Generac/Cummins

- Putting green
- Mature tree foliage
- Pennsylvania blue stone
- Covered pool patio with fireplace
- Garage apartment with kitchen and full bathroom and den
- Pool room with tiled flooring features with full bathroom closet, under counter fridge

## **Family Room**

- Large, light filled windows overlook pool
- Built-ins with cabinets and shelves
- Vaulted ceiling
- Wood paneled walls
- 2 sets of French doors opening to backyard
- Powder room, bar and wine room adjacent
- Speakers

## **Kitchen**

- Coffered ceiling
- Carrara marble countertops and backsplash
- Carrara marble waterfall island with seating on either side, second sink and pop up charging station
- 2 Bosch dishwashers
- Recessed lighting
- Wolf double oven with 6 burner gas range
- Subzero refrigerator
- Shaw vegetable sink
- Shaw Farm sink
- 2 appliance closets
- Built-ins
- Oversized walk-in pantry
- Pot filler
- Wolf warming drawer
- Two refrigerator drawers
- 2 slide out trash receptacles
- Speakers

## **Primary Bedroom**

- Entry area
- Large walk-in closet with accessory island
- Speakers
- Vaulted ceiling
- En-suite bathroom

## **Primary Bathroom**

- Porcelain flooring

- Dual sinks
- Oversized shower with dual shower heads, seating and steamer
- Soaking bathtub
- Large walk-in closet with accessory island

### **Secondary Bedroom**

- En-suite bathroom
- Custom wall art by Gonzo, famed Houston artist
- Custom window coverings

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- Custom window covering
- Jack and Jill bathroom with tile flooring, custom window coverings and a bathtub/shower combination

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### **Study**

- Beautiful custom study
- Floor to ceiling built in shelving with lighting
- Built in desk, drawers, printer drawer
- Secret door to kitchen

### **Pool House**

- Vaulted wood paneled ceiling
- Full bathroom
- U-Line refrigerator
- Stone fireplace
- Fan
- Marble countertops
- Closet

### **Garage Apartment**

- Full bathroom
- Kitchen
- Closet
- Exercise room features dedicated thermostat, wired for TV/speakers

**\*All info as per Seller. Buyer to verify.**

