

***1285 BELLA LUNA LANE***  
***SIENNA IN TUSCAN LAKES***  
**LEAGUE CITY, TX 77573**

**Entry Way**

- Solid wood double doors with wrought iron accent
- Custom chandelier and two-story ceiling
- Custom painted ceilings and Travertine flooring

**Kitchen**

- Kitchen cabinets are hand-stenciled
- Kitchen island refinished with three-step antiquing process
- Kitchen island chandeliers added (\$1,100 each)
- Kitchen drawers with soft close hinges
- Stacked stone wall separating kitchen and family room
- Stacked stone Butler's pantry wall and wine cellar wall
- Wine cellar with custom wrought iron doors (\$13,000)
- Electrolux Stainless Steel 5-burner gas cooktop, double ovens, microwave and Samsung refrigerator
- Custom granite counter tops and backsplash

**Breakfast Room**

- Gorgeous Chandelier
- Custom Plantation Shutters
- Open concept design
- Backyard / Pool views

**Dining Room**

- Dining room offers extensive custom paint and texture
- Custom stenciled walls
- Ceiling is custom painted with a beautiful custom medallion
- Custom chandelier and Custom Plantation Shutters

**Family Room**

- Stone gas log fireplace
- Coffered ceiling with recessed lighting
- Walls with custom paint and texture. Built in Cabinetry
- Custom Plantation Shutters and wall-of-windows with backyard pool views

### **Primary Bedroom**

- Primary walls retextured by hand with custom Tuscan finish
- Trey ceiling with custom paint
- Ceiling Fan
- Custom Plantation Shutters and wall-of-windows with backyard and pool views
- Bellawood Solid Brazilian Rosewood Flooring
- Hardwire in-wall controls to play audio and video via iPhone, iPad, or other smart devices. (All independent of one another). *Never used by current homeowner.*

### **Primary Bath**

- Primary bathroom custom painted with hand-stencil accent
- Custom Chandeliers
- His and Hers vanities
- Soft-close drawer hinges
- Cabinets custom painted and hand-stenciled
- Large whirlpool tub and separate glass walk-in shower
- Expansive mirrors
- Hardwire in-wall controls to play audio and video via iPhone, iPad, or other smart devices. (All independent of one another). *Never used by current homeowner.*

### **Home Office/Forma Sitting Room**

- Custom double glass entry doors
- Room ceiling hand textured and studded
- Walls are custom textured and painted
- All wood trim and built-in cabinetry custom finished with extensive three step process
- Custom Plantation Shutters
- Double sided gas log Fireplace

### **Stairway**

- Stairway treads replaced with custom “pony wall”
- Custom, one-of-a-kind hand-welded wrought iron railings and newel posts
- Custom paint (\$17,000)

### **Media Room**

- Custom designed media room with extensive faux paint, texturing and custom columns that open to store DVD's, 3d glasses, speakers, etc. Professional 110' video screen with top-of-the line video projector. Upscale carpet (\$3,200.00).

### **Powder Room**

- Custom chandelier
- ~~Custom painted ceiling~~

### **Girl's Room**

- Girl's room with custom-made bed/loft (\$8,000) installed with reading lights and soft close drawers underneath, on the side and in the stairs
- Chandelier and hand painted "Cloud" ceiling
- Loft is great for playing games, sleepovers, etc.
- Custom Plantation Shutters

### **Guest Bathroom**

- Guest bathroom custom painted
- Granite countertops
- Custom Plantation Shutters

### **Rear Patio**

- Rear covered patio with wood ceiling
- Flat panel TV
- Outdoor kitchen with gas grill and sink
- Wiring for outdoor speaker controlled via outdoor wall controls or iPhones, iPads (or any other mobile devices). *Never used by current homeowner.*

### **Video Equipment**

- Color night vision cameras at the front door, driveway, pool area and top of the stairs. Camera views are available on any TV in the house and mobile devices (\$30,000). *Never used by current homeowner.*

### **Audio Equipment**

- Hardwired custom built-in speakers in family room, sitting room, primary bedroom, primary bathroom, pool area, game room and media room with in-wall controls to play audio and video via iPhone, iPad, or other mobile devices. (All independent of one another). *Never used by current homeowner.*


### **Exterior**

- Exterior painted with Sherwin Williams elastomeric waterproof paint (three colors including dark brown soffit & fascia).
- 4 custom oversize coach lights (\$8500)
- Extensive landscaping in front & back yard (approx. \$8,00).

## **Interior**

- Interior custom paint
- Walls and primary walls retextured by hand with custom Tuscan finish
- Office/Sitting room with double-sided fireplace, hand textured and studded with wood trim and custom finish with extensive three step prosses. (\$26,000)
- Custom Plantation Shutters
- Interior doors are oversized and solid core (acts as a sound barrier)
- Upgraded fixtures and faucets throughout
- Oversized baseboards and quality trim
- Huge attic door access from the 2<sup>nd</sup> floor is completely floored for easily accessible storage
- Whole house water softener and purifier
- Entire home extensively wired using top of the line audio equipment - all wired to central location (in cabinets beside fireplace), all controlled via iPad and iPhone (including security cameras, lighting and climate controls). *Never used by current homeowner.*

***Information provided by previous seller in 2017 and reviewed/updated by current seller.***

 3/28/2023