

FIRST FLOOR

Entry Foyer: 17' X 22'

- Faux copper barrel vaulted ceiling
- Rare Honduran mahogany architectural woodwork with raised block paneling.
- Three concealed coat closets
- Crème de Marfil Italian marble floor with black granite inlays and border.
- Custom designed sconces en suite with stairwell and dining room.
- Custom halogen cove lighting
- Custom mahogany front door with sidelights and beveled leaded glass.

Formal Living Room: 22' X 35'

- Rare Honduran mahogany architectural woodwork with raised block paneling.
- Santos Mahogany wide plank, V-joint flooring with ebony inlay border.
- Mahogany beamed coffered ceilings
- Built-in cabinets adjoining wood-burning fireplace. Cabinets are wired for stereo equipment.
- Large fireplace with native Lueders limestone facing with black and gold marble. Full masonry fireplace with full masonry flue. Fireplace is wood-burning, but is equipped with gas logs.
- Room is wired for digital sound
- Arched transom French doors and casement windows
- Pair of arch-top pocket doors with custom designed stained glass leading to the kitchen.
- Two steps down to Main Living Room with 13' ceiling height
- Central vacuum outlet in baseboards
- Halogen specialized spot lighting in each section of coffered ceiling.
- Creston control touch screen panel (software driven)

Formal Dining Room: 16' X 18'

- Step down from Entry Foyer to Dining Room
- Large mahogany arch top bay window
- Mahogany wainscot panels
- Buffet alcove with custom cove lighting
- Specifically designed lighting for Dining Room table & art
- Ceiling height: 12'6"

Butlers' Pantry

- Cherry cabinets with glass fronts and Esmerelda granite counters
- Full pantry, coat closet, and backpack drawer in service entry area

Main Formal Staircase

- Spacious Santos Mahogany stairs with custom Honduran Mahogany railing and raised block paneling.
- Chandelier with Entry Foyer and Dining Room
- Custom 3-panel stained glass clerestory window set

Gallery: 35' X 7'

- Faux copper barrel vaulted ceiling
- Halogen cove lighting
- Crème de Marfil Italian marble floors with black granite inlays and border.
- Honduran Mahogany architectural woodwork including raised block paneling wainscot.

Formal Powder Room

- Tissue faux finish on walls
- Black granite floor
- Custom designed glass bowl sink with bronze base
- Custom mahogany cabinetry
- Custom mirror
- Solid mahogany arched paneled door

Laundry Room: 9' X 13'

- Custom cherry cabinetry with black granite countertops
- Built-in drop down ironing board
- Deep stainless steel sink with Grohe controls finished in brushed nickel.
- Secondary Viking refrigerator/freezer
- Under-counter halogen lighting
- Fluorescent overhead lighting
- Floor drain for possible overflow
- Pocket door to entry
- Exhaust fan

Kitchen: 29' X 21'

- All cabinetry is furniture quality and custom designed with hand selected cherry wood.
- Rare, highly figured cherry veneer used extensively
- Oversized Esmerelda granite island with stainless steel sink and ice maker.
- "Hot" and "Cold" purified water (Reverse Osmosis System)

- Interior cabinets fitted in maple hardwood
- Upper cabinets with glass display panels
- Mixer lift in island
- Custom trash and recycle cabinet fixture
- Under-counter halogen lighting
- Four section casement window set over kitchen sink
- Finished walk-in pantry with glass front cabinets, granite counters, under-counter lighting, and fitted with rotating shelves and storage areas.
- Halogen track lighting in pantry
- Pocket door to conceal pantry
- Premium grade Plum Mocha slate floor with hammered copper inlay
- Breakfast area: 16' X 10'
- Brick cook porch located outside breakfast area doors
- Viking appliances and microwave enclosure

Copper Powder Room (Off Kitchen)

- Esmerelda granite counters
- Plum Mocha slate floor
- Hammered copper sink and plumbing trim
- Custom cherry cabinets

Sun Room: 9' X 16'

- Brick barreled ceiling, walls, and floor
- Recessed halogen lighting
- Two custom mahogany arched doors with sidelights

Hobby Room: 19' X 16'

- Plum Mocha slate floors, as in Kitchen
- Built-in cherry cabinets and shelves with pull out butcher block work table.
- Storage closet
- Slab Plum Mocha slate countertops
- Built-in Sharp stainless microwave
- Sink with slate countertop and stainless steel tile backsplash
- Extra refrigerator and ice maker connections

Pool Bath

- Exterior door provides direct access to pool area
- Plum Mocha slate walk-in shower with pewter inserts
- 1/2"-thick glass frameless shower enclosure
- Plum Mocha slab slate countertop with custom bow front cherry cabinets.
- Grohe faucets and adjustable shower head
- Plum Mocha tile wainscoting with pewter inserts in water closet

AMENITIES

1802 FOREST GATE CIRCLE
SUGAR LAND, TX 77479

Attached Garage: 44' X 22'

- Attached four-car garage with individual insulated garage doors.
- Built-in closet conceals 2 of 4 high capacity hot water heaters, water conditioning equipment, HVAC unit, air compressor, and storage space.
- 3 Hunter ceiling fans
- Central vacuum units for main house located in garage for convenient access.
- Garage doors can be operated by house automation system or standard remote control.
- Phone jacks and vacuum outlets dispersed throughout

Mud Room: 4' X 4'

- Slate floor and walls
- Large commercial mop sink
- Abundant storage shelves

SECOND FLOOR

Master Bedroom: 24' X 21'

- Custom silk wall coverings throughout
- Mahogany raised block panel wainscoting in Entry Foyer
- Basket-weave pattern flooring in Entry Foyer
- Santos mahogany wide plank flooring in main bedroom and study areas.
- Mahogany paneled, barrel vaulted entry into Master Bedroom
- Built-in glass front Mahogany display cabinet with drawers
- French doors access large balcony with Marabella limestone flooring, ceiling fans, and aluminum railing.

Master Bedroom Library: 24' X 14'

- Step up from Master Bedroom to Study
- Wood-burning fireplace with limestone mantel piece and black slate hearth and facing.
- Rare figured Honduran mahogany raised block paneling and built-in glass front bookcases.
- Extensive rare Honduran mahogany architectural millwork
- Pair of mahogany pocket doors with art glass panels separate Study from Bedroom.

"Her" Closet: 21' X 17'

- Mahogany wide plank floor
- Japanese design glass closet doors
- Built-in island with slab Emerald Pearl granite countertop and glass-front drawers with storage below.
- Window seats

"Her" Bath: 20' X 16'

- White Venatino marble floor with black granite inlays
- Sink and vanity area with slab Emerald Pearl granite
- Large one-piece vanity mirror with makeup lighting
- Robern cabinet units for storage
- Mahogany bow-front cabinets with abalone stone pulls
- Kohler whirlpool tub
- Mahogany crown molding
- Arched mahogany door to "Her" closet
- Shower with large slabs of marble and dual shower heads
- Slate floor in shower
- Enclosed water closet

Exercise Room 24' X 19'

- Vaulted ceiling
- Red oak floor
- Arched transom windows
- Plantation shutters
- View overlooking pool

"His" Closet: 11' X 16'

- Floor-to-ceiling mirrors on two walls
- Built-in floor-to-ceiling mahogany wardrobes
- Finely detailed arched mahogany cased opening into bath area
- Arched top mahogany entry door to master foyer
- Santos mahogany wide plank flooring

"His" Bath: 9' X 18'

- Large slab Emerald Pearl granite shower with frameless glass enclosure.
- Black slate flooring
- Mahogany architectural millwork
- Mirrored Robern storage system with glass sink
- Abundant natural light
- Donghia silk wallpaper

Second Bedroom: 21' X 20'

- Ralph Lauren metallic paint on ceiling
- Cherry glass front display cabinets
- Window seat with drawers
- Translite commercial grade low voltage halogen lighting – industrial "high tech" design.
- Red oak hardwood floors
- Arched door and entryway

Bathroom for Second Bedroom

- Blue Bahia granite counter with cherry bow-front cabinets
- Shower/tub with tile, frameless glass enclosure

- Built-in drawers in closet and pull downs for hanging clothes
- Robern storage cabinets over sink, 3 units
- Stainless steel sink

Third Bedroom: 14' X 19'

- Cathedral Ceiling
- Translite halogen lighting system
- "Playstation Loft" with red oak trim and ladder

Bathroom for Third Bedroom

- Red granite with rough cut edge
- Granite tile shower with frameless glass enclosure
- Private water closet with wainscoting
- Cherry corner linen cabinet and laundry hamper
- Closet with adjustable cabinets and racks

Fourth Bedroom: 19' X 21'

- Red oak hardwood floor
- Two dormer windows with plantation shutters
- Vaulted ceiling with ceiling fan
- Closet with built-ins

Bathroom for Fourth Bedroom

- Cherry Cabinets with Breccia Pernice marble counters and Robern mirrored storage unit.
- Cabinets custom designed for optimum storage and access
- Ceramic tile floor with marble trim on floor and walls
- Custom tiled tub/shower with frameless glass enclosure

Game Room: 22' X 40'

- Three ceiling fans
- Wet bar with black granite counter, cherry cabinets and under-counter subzero refrigerator.
- Plantation shutters
- Large walk-in storage closet with built-in maple storage units
- Dormer windows with window seats
- Red oak flooring

THIRD FLOOR

Flex Room: 32' X 45'

- Red oak flooring
- Mahogany architectural beams
- Custom art display lighting
- Completely wired to be outfitted as a Home Theater room
- "Brains" of the home are located here – Crestron Whole Home Automation, Alarm System, Phone System, etc.