

3662 Overbrook Lane

River Oaks



House Overview

Bedrooms	5
Baths	5 Full, 2 Partial
Square Feet	7,012 per Builder
Lot Size	8,256 per HCAD
Schools	River Oaks Elementary Lanier Middle School Lamar High School

Kitchen (31' x 25')

- Book matched Calacatta marble backsplash (to ceiling)
- Calacatta Machia Vechia countertops
- Calacatta Machia Vechia waterfall island with storage and seating for 8
- Custom Venetian plastered vent hood
- Imported Lacanche Citeaux dual fuel range with brass trim accents
- 36" Integrated panel-front Subzero refrigerator
- 36" Integrated panel-front Subzero column freezer with ice maker
- 24" Wolf microwave drawer
- 30" Wolf warming drawer
- Cabinet-front COVE dishwasher
- Custom slab front cabinetry with Emtek pulls
- Soft-close cabinetry
- Under cabinet lighting
- Walk-in pantry
- Wide plank white oak floor
- Custom steel windows
- Speakers (Control4 automation)
- Access to breakfast room, family room, dining room, loggia, bar

Family Room (31' x 25')

- Isokern fireplace
- Wall of 10' glass doors and windows open to loggia
- Speakers (Control4 automation)
- Wide plank white oak floor
- Calacatta marble fireplace surround
- Access to breakfast room, family room, loggia, bar
- Statement lighting from Circa Lighting

Dining Room (18' x 14')

- Statement light fixture from Circa Lighting
- Coffered ceiling
- Walls of windows with lush views
- Speakers (Control4 automation)
- Custom geometric Parquet hardwood patterned floor (forged from many small cuts)
- Convenient private catering access via motor court through butler's pantry
- Access to wine room, butler's pantry, gallery

Bar

- Glass display
- Cristallo polished quartzite bar
- Beverage center with ice maker
- Custom lighting from Circa Lighting

Library (20' x 13')

- Hidden steel pocket doors
- Custom built-in bookshelves with modern paneling details and wallpaper
- Floor-to-ceiling windows with front yard views
- Framed in coffered ceiling
- Custom hardwood patterned floor
- Separated from living areas
- Thomas O'Brien lighting

Primary Bedroom (24' x 16')

- Vaulted ceiling with wood beam accents
- Stained tongue and groove ceiling detail
- Isokern fireplace
- Calacatta marble fireplace surround
- Coffee bar with marble backsplash
- Panel-front under counter 24" Subzero refrigerator
- Separate sitting area
- North-facing windows
- Custom herringbone hardwood floor
- Speakers (Control4 automation)
- Access to primary bath, utility, second floor landing

Primary Bath (12' x 22')

- Calacatta Paonazzo shower walls, bench, countertops & backsplash
- Frameless glass double shower with dual shower heads, handheld sprayers, & body sprayers
- Elegant freestanding Victoria Albert tub with tub filler
- Grand arched window with backyard views
- Dual "his and hers" wings with separate toilets, vanities, and closets
- Make-up vanity in "hers"
- Speakers (Control4 automation)
- Calacatta patterned floor

Dual Closets

- Custom fabrication with doors, drawers, and dressers
- Central packing islands (dual islands in "hers")
- Abundant hanging space
- Glass-front cabinet display
- Specified shoe and accessory storage
- Numerous windows
- Custom-stained white oak hardwood floors

Secondary Bedrooms

- Located on the second and third stories
- Elevator accessible
- Spread throughout the home so that bedrooms do not share walls
- Walk-in closets with furniture style built-ins
- High ceilings
- Large windows
- Custom-stained white oak hardwood floors

Secondary Bathrooms

- Imported Italian marble vanity tops
- Undermount sinks
- Brizo premium faucets
- Frameless glass shower enclosures with matching hardware trim
- All baths feature full slab showers and baths

Game Room (21' x 17')

- Steel and glass doors
- Beamed and pitched ceiling
- Speakers (Control4 automation)
- 7' Wet bar
- 15" Subzero ice maker
- 24" Subzero beverage refrigerator
- Glass-front display shelves for barware.
- Statement light fixture
- Multiple large windows
- Geometric wood floor

Powder Baths

- Powder 1 - walnut wainscoting
- Powder 2 - custom marble sink
- Custom storage
- Polished chrome fixtures
- Access to ground and second floor entertaining areas

Utility Room (10' x 10')

- Full size washer and dryer connections
- Marble countertops
- Stainless steel sink
- Marble floors
- Access to primary bedroom, second floor secondary bedrooms

Exterior

- Chilton Ledge- Alamo Stone Façade
- Cast limestone accents
- Professional landscaping and lighting
- 2 Car garage
- Motor Court
- Car Turner
- Limestone retaining wall and path

Home Automation

- Control 4 System
- 10" In-wall touch screen dedicated controls
- Klipsch surround sound speakers
- Control 4 thermostat by April Aire
- Control 4 wireless keypad dimmer
- Fully expandable system

Builder Features

- Emtek cabinetry hardware
- Marvin windows
- Trustyle doors

- Custom real wood 2 piece base trim and door casing
- Smoke & carbon monoxide detectors
- 5/8" Interior drywall (1/8" thicker than comparable)
- Premium level 5 drywall finish
- Electrical outlets custom inset in base trim
- 1x6 Tongue and groove stained soffit
- Subfloors and stairs screwed down
- Engineered foundation & inspected
- Concrete is 4000 psi (superior to standard 3000 psi)
- Wood framing with studs 16" on center. (2x6 exterior walls and 2x4 interior walls)
- Truss floor systems
- Extensive ACES Builders Warranty (10-year structural warranty, 2-year warranty on major mechanicals, and 1 year limited warranty on workmanship)

Green Features

- Green energy efficient home, energy consultant Toner Home Matters, ZIP R Sheathing, continuous insulation
- Trane XR 17 Seer 2 Stage HVAC System
- 96% variable speed furnace and coil
- Honeywell Touch-screen programmable thermostats
- April Aire Fresh Air Cyclor
- Navien Tankless Water Heaters with Recirculating Loop and Pump for Instant Hot Water
- All LED Eyeball Recess Cans
- Pleated Media Air Filters to catch pollen and spores
- Open Cell Foam Insulation
- Extensive Use of Finger Jointed Studs and Engineered Wood Products for Durability
- Energy Star Compliant Appliances