



6-7 Bedrooms



8 Full, 2 Half Baths



3 Car Garage



9,140 Sq.Ft.



15,830 Sq.Ft. Lot



Guest Quarters

5632 LYNBROOK DRIVE

Houston, Texas 77056

FIRST FLOOR

Reception Gallery (22' x 12')

- Dual Iron doors with glass insets and polished Nickel hardware
- 2 southern exposure windows overlooking private entry courtyard
- Intricately laid mosaic stone with accenting aluminum trim detail and Limestone accent slabs
- 18' x 28' Limestone flooring through to grand stair hall and Great Room
- Waxed Venetian plaster walls and ceiling with accenting 5-piece ceiling frieze
- Reception Gallery is the homes main artery with flow 3 level Grand Stair Hall, formal and informal living spaces, formal powder room, elevator, and wet bar with wine enclosure.
- Recessed lighting
- Custom art lighting for fine art

Formal Living Room (21' x 16')

- 6' custom designed Honed Limestone mantel and over-mantel to ceiling with a Heat and Glo fireplace
- Hand waxed European White Oak flooring in 7", 10" and 12" planks with ornate welded aluminum accent trim
- Custom designed 5-piece ceiling frieze
- Dual southern and western exposure windows overlooking courtyard and front yard
- Regina Andrew designer chandelier
- Recessed lighting
- Two premium custom in-ceiling speakers for multi-room audio system

Formal Dining Room (21' x 16')

- Hand waxed European White Oak flooring in 7", 10" and 12" planks with ornate welded aluminum accent trim
- Located off reception gallery with wet bar and private butler's entry through swivel door to corridor with dual buffets and storage
- Coffered ceiling with 5-piece ceiling frieze
- Dual southern and eastern exposure windows overlooking courtyard and front yard
- Two designer chandeliers
- Two premium custom in-ceiling speakers for multi-room audio system

Features continued on next page >



FIRST FLOOR (CONT.)

Grand Stair Hall

- Hand finished and waxed Venetian plastered walls
- European White Oak treads with painted risers to all 3 levels
- Custom designed wrought Iron railing with ambient step lighting
- Eastern exposure window on both second and third level landings
- Coat closet with additional storage located directly under stairs through hidden panel

Great Room (21' x 20')

- Located in the heart of the home with access to all formals, chef's kitchen, informal dining, wet bar with wine enclosure, and private resident entry
- Limestone fireplace mantle with Heat and Glo fireplace
- Limestone flooring
- Decorative coffered ceiling with paint grade wooden beams
- 3 Northern exposure windows overlooking manicured backyard, outdoor kitchen and loggia
- Recessed lighting
- Five premium custom in-ceiling speakers for multi-room audio system and surround sound entertainment

Kitchen (21' x 19')

- 6' x 9' center Marble Island with bar seating, storage, and designer pendant lights above
- 48" Wolf, 6 burner gas range with griddle top and dual ovens
- Floating Wolf vent with custom hood design
- Dual paneled 36" Sub-Zero refrigerator/freezer with cabinet facades
- Kallista pull down kitchen faucet finished in a polished nickel
- Sharp microwave located in island
- Paneled ASKO dishwasher located to right of sink
- 30" farmhouse sink with custom apron lip design
- 2 tiers of custom cabinetry with soft close hinges
- Decorative coffered paint grade wooden beams
- Western exposure, functioning window above sink
- Large walk-in pantry through office nook with built-in desk and storage
- 18' x 28' Limestone flooring
- Lutron QS wireless triathlon battery powered roller shades (77" x 74")
- Recessed lighting
- Marble countertops and marble backsplash
- Two premium custom in-ceiling speakers for multi-room audio system





FIRST FLOOR (CONT.)

Breakfast Area/Informal Dining (12' x 12')

- Located directly off Great Room and Kitchen with access to Mud Room and secondary half bath
- Built-ins with a marble serving top, open shelving and showcase lighting
- Dual French doors open to the covered loggia with outdoor kitchen
- 18' x 28' Limestone flooring
- Wired for TV placement with RG6 and Cat5 wiring
- Designer selected lighting ornament
- Recessed lighting

Formal Powder Bathroom

- 6' long imported Marble vanity with 21" intricately laid-in marble sink
- Polished nickel plumbing hardware
- Framed mirrors with dual decorative sconces
- Dual-Max Toto skirted toilet
- 18' x 28' Limestone flooring
- Hand waxed Venetian plaster walls
- Eastern exposure window overlooking manicured side-yard
- Manual roller shade (26" x 56")

Wet Bar (16' x 7')

- 9' long polished marble serving top with apron and contrasting white marble countertops
- Frameless glass door access climate-controlled wine enclosure with 24" x 24" porcelain paneling, custom designed wine racks capable of storing over 200 bottles
- Scotsman ice maker and Sub-Zero beverage chiller with glass paneled door
- 13" x 13" decorative "hammered" sink with polished nickel hardware
- 18' x 28' Limestone floors

Mud Room (14' x 18')

- Located directly off of 3 car garage and breakfast area
- 7' rest bench with under-mounted pull-out drawers and lockers
- Private half bath with a 5' long vanity with under mounted sink and 24" x 24" Porcelanosa paneling on accent wall
- 18' x 28' Limestone floors
- Manual roller shade in half bath (26" x 56")

Upstairs Landing (21' x 17')

- European White Oak Flooring
- 10' ceilings
- Crown molding
- Recessed lighting
- Central sitting area with chandelier and three windows overlooking the entry garden with southern exposure with Lutron QS wireless triathlon battery powered roller shades with blackout material (42" x 74")
- Art lighting
- Two designer sconces
- Primary staircase continues to ascend to third level with White Oak steps and custom iron balustrade





BEDROOMS

Main Level Bedroom (15' x 14')

- Hand finished and waxed European White Oak hardwoods in 7" planks
- Three Northern exposure windows overlooking backyard with Lutron QS wireless triathlon battery powered roller shades (112" x 74")
- Walk-in closet with metal hanging rods and built-ins
- 24" x 12" Marble flooring throughout bathroom and closet
- 5' x 2' Quartzite vanity with under mounted sink, polished nickel hardware
- Frameless glass shower paneled in 36"x 18" porcelain with resting bench
- Custom built entertainment center/bookcase (24" depth base cabinets, 14" depth upper shelves, 125" x 120" bookcase)

Master Suite (26' x 18')

- Dual wooden entry doors are over 2" thick with polished nickel hardware & locking mechanism
- Hand waxed European White Oak floors in 7" planks
- Four Northern exposure windows overlooking manicured backyard with mature Oak trees and includes two Lutron QS wireless triathlon battery powered roller shades with blackout material (74" x 62")
- 9' breakfast bar between his & her private baths with an under-mounted Subzero refrigerator
- Two separate private full bathrooms accessed by 2" sliding pocket doors with frosted glass encasements
- 11' barrel vaulted ceiling with dual decorative chandeliers in bedroom
- Two premium custom in-ceiling speakers for multi-room audio system
- Recessed lighting

Master Bathrooms (Seperate)

- Separate vanities both with 6' slabs of Bianco marble
- 4" x 16" Hirsch glass adrift tile backsplash on both vanities
- 5' x 3' porcelain flooring with spot welded aluminum trim pieces
- Recessed lighting
- Built-in makeup vanity with framed backlit mirrors (hers)
- 6' Bain Ultra free-standing soaking tub in white (hers)
- Rainfall shower with 4' bench, frameless glass barn house door paneled in Gold Calacatta Marble (hers)
- Toto elongated skirted toilet and bidet in separate water closets (bidet in hers)
- Calacatta Marble paneling over Western exposure window and wall (hers)
- Lutron QS wireless triathlon battery powered roller shades with blackout material (77" x 74") (hers)
- Mirrored accent wall (hers)
- Premium custom in-ceiling speakers for multi-room audio system (2 hers, 1 his)





BEDROOMS (CON'T)

Master Closets – Hers (16' x 13') His (13' x 9')

- 5'x 2.5' packing island with marble countertop and under-mounted storage in her closet
- Hand waxed and finished European White Oak floors in 7" planks
- Each showcase is enclosed with cedar-backed planks, metal hanging rods and Programmed Martin pulldowns (upper tier)
- Showcase lighting in both, hers with designer selected lighting ornament over packing island
- Both closets are completely privatized from each other

Bedroom #2 (22' x 17')

- Located on 2nd floor near elevator
- European White Oak flooring
- Hunter Douglass designer roller screens with blackout shades
- 18" x 36" honed stone flooring in private bathroom
- Marble shower/bathtub combo enclosed with farmhouse glass sliding doors
- Toto commode
- Expansive walk-in closet with custom cabinetry
- Recessed lighting
- Ceiling fan

Bedroom #4 (18' x 15')

- Located off secondary stair-hall
- European White Oak flooring
- 18" x 36" honed stone flooring in private bathroom
- Standing shower with bench and frameless glass enclosure
- Herringbone tile paneling on walls and shower
- Toto elongated commode
- Expansive walk-in closet with custom cabinetry
- Recessed lighting
- Ceiling fan

Bedroom #3 (19' x 15')

- Located on 2nd floor opposite of bedroom #2
- European White Oak flooring
- 18" x 36" honed stone flooring in private bathroom
- Standing shower with bench and frameless glass enclosure
- Herringbone tile paneling on walls and shower
- Toto elongated commode
- Expansive walk-in closet with custom cabinetry
- Recessed lighting
- Ceiling fan

Bedroom #5/Multimedia (24' x 23')

- Located on the third floor which can be accessed by either elevator or main stair hall
- Window nook overlooking backyard
- Designer carpet flooring with ultra-thick padding
- 24" x 12" porcelain flooring, private bathroom with quartzite countertops, shower with built-in bench, and glass entry door
- Expansive walk-in closet with custom cabinetry and metal hanging rods
- 8' ceiling height with recessed lighting and ceiling fan
- Premium custom in-ceiling speakers for multi-room audio system





QUARTERS AND OUTDOOR SPACES

Quarters (27' x 23')

- Located above garage with private entry access from gated motor court
- 8' countertop suitable for micro-kitchen with built-in storage
- 24' x 12' porcelain flooring in bathroom, shower/bathtub combo, and quartzite countertops
- Eastern and Western exposure windows overlooking backyard
- Expansive walk-in closet with built-ins and shelving
- Vaulted ceilings and ceiling fan
- Recessed lighting

Exterior Construction

- Front elevation clad in antique brick with decorative slurry wash
- Authentic Masonry Stucco on rear and side elevations
- Limestone detailing on exterior windows and doors
- Copper Gutter treatment
- All exterior doors are 10' tall with a 3-point locking system
- All driveway pavers placed over a 4" thick re-enforced concrete slab

Outdoor Summer Kitchen

- Stainless steel Artisan grill with roast probe
- Hoshizaki under mounted refrigerator
- Best, CPD series vent with hood clad in custom Limestone design
- 5'x 3' eat-in island with porcelain slab and under counter storage
- Northern wall finished in an accenting antique brick
- Prewired for surround sound and future TV placement
- Two premium custom in-ceiling speakers for multi-room audio system and surround sound entertainment
- Recessed lighting

Additional Information

- 12' ceilings throughout main level, 10' on second
- Navien tankless water heaters
- Weather Shield Windows and exterior doors
- Hydro shield coating for marble, quartzite, porcelain, glass, kitchen bar, all bathrooms, shower glass, and wine cellar glass (Warranty 3-5 years depending on material)
- Pool: 512 sqft – 96' perimeter (32' x 16' pool) (7' x 7' spa) depth 3' x 6" – 5-5.5'
- Pavers w artificial turf
- Custom iron gate behind garage for pool code
- Electro lux central vacuum system
- Four zones HVAC (including quarters)
- Home is wired for full wireless automation capability, system by premiere technology company (details upon request)
- Doorbird (2) video door intercoms
- Intercom system throughout house
- Savant Smart Home Technology
- 7 security cameras
- 8 outdoor speakers and sub for backyard surround sound

