

7222 Alderney Drive
Houston, Texas 77055
The Neighborhood of Afton Village

Kitchen – 14'9"x9'7"

- 1st level location, 8' Ceilings, double island
- Bosch convection and Conventional electric oven
- Bosch built-in microwave, Bosch warming drawer
- Dacor Gas Cooktop
- All owners appliance manuals still in possession
- Modern Dupont white quartz countertops
- Undercounter built-in wine storage refrigerator
- Kohler dual basin stainless steel sink
- Soft closing drawers, pots and pan drawers
- Variable task and ambient recessed lighting, skylight
- Custom high-end millwork with veneers from Milan
- 12"x12" Charcoal slate flooring
- Breakfast nook, 9'7"x6'5", with leather bunkette (excluded), under a single light modern pendant
- Added exterior wall insulation
- Laundry room and dark room access

Living – 19'x21'

- 1st level location, 8' ceilings, Bose surround sound
- Acoustical wall system with Knoll Textiles
- Built in shelf system with sliding doors
- 12" square, neutral, Charcoal slate flooring
- Custom privacy door to rooms, with specialty veneer from Milan
- Dimmable recessed lighting from several scenes, museum UV filtered for art
- Sliding double pane glass door heading into the backyard

Dining – 12'2"x9'7"

- 1st level location, 8' ceilings
- 12" square, neutral, charcoal slate tile
- Built-in floating credenza with Calcutta white marble top
- Open to front sitting room with kitchen access
- Large picture window with custom rolling solar shade
- 3" baseboards with 7 glass shelf tower

Sitting Room – 15'3"x11'3"

- 1st Level location, 8' ceilings, 12" neutral, charcoal slate tile flooring, recessed 4" can, museum quality lighting with UV filters for art
- Large picture window, 88"x63"
- Benjamin Moore, Dove White, new paint throughout
- Custom solar panel shade

Bedroom – 12'3"x11'3"

- 1st floor location with 8' ceilings, museum lighting, modern fan
- Woven carpet over hair and jute pad, graphite in color
- Custom shelving unit, 6 shelf tower, 4 each
- Elfa shelving in closet, closet measures 4'x2'
- Solid double door entry with an extra door into back hallway, 3" baseboards

Bedroom-10'x11'

- 1st floor location with 8' ceilings, recessed 4" can museum lighting, modern fan

- Floating built in cabinet system
- Woven carpet over hair and jute pad, graphite in color
- 2 bays of double closet doors, closet runs length of room
- Custom Elfa shelving in closet, closet is 2' deep
- Sound proof panels
- Solid double door entry with an extra door into back hallway, 3" baseboards
- Paint is Grant Beige by Benjamin Moore

Primary Bedroom – 14'x14'4"

- 1st level location with 8' Ceilings, 4" can recessed lighting, and modern fan, 3" baseboards
- Woven carpet over hair and jute pad, graphite in color
- En suite walk-in closet measuring 14'8"x14'8", custom Elfa system
- Sliding track retractable plantation shutters, sliding door out to pool, en suite full bathroom

Primary Bathroom-5'5"x8'

- 1st level location with 8' Ceilings, modern tile flooring
- Walk in frameless shower with hand spraying faucet
- Calcutta marble countertop with above mounted sink
- Frameless mirror with built in LED center vertical lighting
- Recessed lighting, museum quality
- Built in medicine cabinet with internal electrical outlet
- Floating vanity, 3" baseboards
- 42"x67" picture window with custom shade

Hall Bathroom - 8'2"x6'10"

- 1st level location with 8' Ceilings, charcoal slate tile flooring, 3" baseboards
- Shower with hand spraying faucet
- Hydrotherapy jetted tub
- Calcutta marble countertop, frameless mirror
- Recessed lighting, museum quality
- Built in medicine cabinet with internal outlet
- Floating vanity with 4 cabinets, two double doors
- Floating storage cabinet, with 8 cabinets

Exterior

- Bose sound system on patio
- Gutters with screens and downspouts
- French drain between house and pool/patio
- Original nonpainted brick veneer on 3 sides of home
- Custom pool with decorative water jet fountains
- Variable speed pump and sub pump for energy efficiency
- Custom stamped concrete patio with charcoal slate stone pavers
- Sprinkler system with rain sensor
- Lights on all sides

Energy Efficiencies

- Double pane energy efficient windows and sliding doors
- 16" blown in insulation in attic
- TRANE A/C and heater
- New energy efficient gas water heater