

SPECIAL FEATURES FOR 1116 APRIL WATERS NORTH

4,027 Square Feet, 2 Stories, 3 Bedrooms, 2 Full and 2 Half Baths

The following Special Features listings were compiled by the original home owner/designer and his architect for their “Forever Home” and they speak to the quality of design and craftsmanship resulting in the construction of this one of a kind custom home. The original architectural plans are available for the buyer’s review. Additional features were added by the current owners showing improvements to keep the home well maintained and updated. The “**Saves Money**” before the feature designates that it will save money for the buyer.

This first section enumerates the “unseen” features of the home which speak to the quality of the home’s basic design and construction including the circular driveway, foundations, walls, plumbing, electrical and HVAC:

Saves Money: The exterior is essentially maintenance free as all surfaces are brick, vinyl clad aluminum, vinyl or coated metal with the exception of the following being made of wood: front door, decorative panels over the living and dining room exterior windows which feature hand carved “fans”, and the tile topped cabinetry in the gazebo

Saves Money: All lower floor exterior walls are constructed with 2”X 6” studs to provide 50% more insulation space than average 2”X4” studs. All walls include 1 inch aluminum clad, high insulation foam board on the outside of the studs. The total wall thickness is 12 inches. These features result in lower utility bills and minimal dust

Saves Money: Wire mesh was not used in the home’s foundation or the driveway; instead, steel bars were put in place to provide strength equal to that of commercial foundations. The driveway is two times thicker than the average home driveway.

At the street, the lot is almost 100 feet wide and then swedges down to about 80 feet at the golf course

Saves Money: The lot's elevation is slightly below 300 feet above mean sea level, so the new owner will not need to buy flood insurance

Saves Money: Due to the home's elevation the home's main electrical breaker box in the cedar closet has lightning arrestors

Saves Money: All of the gutters around the home have leaf and debris protection screens so they do not get blocked

Floor to ceiling windows are found in the den and upstairs bedroom featuring sliding doors to allow the outside in

Cable outlets are found throughout the home, including in the gazebo and exercise room

Saves Money: 2" blinds for all windows are either hung or stored in the east attic

Magnificent hard woods are found throughout the home's first floor

Saves Money: Ceiling fans are found both inside and outside the home for extra cooling. There are two fans in the den, pool porch, upstairs balcony, and back bedroom upstairs. There are single fans in gazebo, primary bedroom and bedroom overlooking the balcony

There are two doggie doors; one in the breakfast room and one in the master bedroom behind the chest of drawers leading to the backyard and privacy courtyard respectively. Also, the golf cart driveway could be used as a dog run

Independent commercial inspectors were used to inspect plumbing, electrical wiring and hook up, framing, soil compaction and moisture, plus concrete quality utilizing slump and compression cells

Retaining walls and home were surveyed throughout the entire construction as well after completion to ensure accurate placement and quality craftsmanship

There are 5 outside water faucets are unsoftened with one softened faucet by the golf cart door. This faucet allows use of softened water for elimination of water spots when washing a car or golf cart

Saves Money: Double paned windows are found throughout the air conditioned spaces

Saves Money: Roof ('15) is fitted with ridge vents to provide added air flow and two thermostatically controlled exhaust fans for added cooling during summer

Saves Money: The driveway was designed and constructed to ensure proper drainage during a 25 inch per hour downpour and was surveyed and tested hydrodynamically to guarantee that it was built precisely as designed and modeled. Actual rains of 6 inches per hour have occurred with runoff never being more than ¼ inch deep

Henderson high strength, extra hard bricks are used throughout with the short brick being machine cut rather than broken, the usual method.

Saves Money: Three, high-efficiency, Amana air conditioners are used to allow segmentation of the heating and cooling. The HVACs were installed in '10. One unit serves the upstairs; the larger two speed unit serves the living, dining, den, kitchen, breakfast laundry and pool bath while the third one serves the study, powder room and primary suite. This allows for selection of which area of the home is air conditioned at what temperature. The three electronic thermostats allow for controlling the temperatures four times a day during the week as well as a separate four settings over the weekend. All 3 evaporator coils were replaced in '21 and '22

Saves Money: The three air conditioner compressors are provided with exterior screens to be installed during early fall to ensure leaves and other debris do not fall into the top of the compressor thereby damaging the coils. This leads to a longer compressor life

Saves Money: All walled in areas such as primary bedroom courtyard, front areas by wall and back areas, have large French drains to take water away from the house into the street and back property line

Saves Money: All retaining walls have large footings and extend well below the lowest ground level. For example, the wall at the NE corner extends 5 feet below ground level

Saves Money: All inside water pipes are either housed within the insulation or are individually insulated. This outstanding feature proved highly effective during the '21 freeze.

The golf cart driveway with the overhead door opening in the garage allows access to the 18th hole fairway and cart path and features two, light-sensitive motion activated lights for night use

Saves Money: Two high efficiency hot water heaters are strategically placed above the high use areas to shorten travel time of hot water. One, directly above the master bath, was replaced in '22 and the other, above the kitchen sink for the sink, dish washer laundry and pool bath was replaced in '17

There is marble flooring in the powder room, tile flooring in baths, kitchen, breakfast room, wet bar and utility room

Stairway was constructed to be extra wide to allow movement of large furniture upstairs and could possibly accommodate a chair lift, if needed

The street light to the West of the double wide drive way provides ample light for security purposes at the front of the home

The next list covers the special features of the entry way, living and dining rooms and den:

The house has great flow throughout, both downstairs and up.

The entry way features switches for two exterior front lights, one door step ceiling light and lights for the entry plus two cut-glass entry panels framing the front door. The initial entry flooring is tile for inclement weather

The entry way allows a magnificent view of the pool and double wide golf course fairways and is open to the den, living and dining rooms.

The entry, living, dining and den have 10 foot vaulted ceilings and crown molding throughout

In addition to the crystal chandelier in the dining room, crystal light fixtures are found in the entry, powder room and the hallways behind the living and dining rooms

The den features a vent less gas fireplace with marble trim, while the custom cabinetry includes cable and electrical outlets

The next listing of special features covers the kitchen, breakfast, pantry, utility and wet bar:

The kitchen, breakfast and wet bar were updated in '22 and have new quartz counter tops, a five burner gas range and oven and new dishwasher, sink, high rise faucet and disposal

The deep and oversized kitchen sink is equipped with a tall riser spray faucet with cutting board and sink protectors

The kitchen has two full-sized ovens, one being a convection/electrical found in the island and the other being gas

Several of the lower custom cabinets in the kitchen and wet bar offer pull-out drawers for easy access

The kitchen has a long wall of cabinetry, top and bottom, for enormous storage as well as a large walk in food pantry with deep shelving

Electrical outlets on both ends of the island and along the back splash in the kitchen allow for mobility of kitchen appliances

The vent hood above the gas range is equipped with a variable speed exhaust fan which is mounted on the roof to minimize fan noise inside the kitchen

An appliance garage is located next to the built-in microwave

A built-in desk with drawers and chair are by the telephone outlet

The utility room has a long counter-top, an extra deep sink, a pull-out clothes hanging rod, closet and custom cabinetry

The home has two built in ironing boards: one in the utility room and a smaller one in the primary closet for touch-up

The wet bar ice maker ('15) receives double filtered water, once by the whole house filter and again by the filter in the machine, producing sparkling clear ice. The wet bar also has a refrigerator for convenience and high-intensity lighting to high light items on display

Stereo wiring is provided inside the den custom cabinetry with the stereo housed in a built-in ventilated cabinet located in the wet bar for easy access when entertaining

The following lists the special features for the primary suite including the private court yard, powder room and study:

The spacious primary bedroom offers a view to the privacy courtyard and opens to the master bath / master closet on one side and the cedar closet on the other. The bedroom is quiet due to the closet and bath being at the front of the home and the cedar closet, powder room and study at the rear

The large walk-in closet incorporates a built-in hamper, floor to ceiling shelving, two benches and two built-in shoe racks

The primary bath features a large Jacuzzi tub. A large separate man-made marble shower with bench is equipped with a standard shower head and a handheld adjustable shower spray that both have a constant controlled temperature. The bathroom also includes two sinks and vanities, a toilet, bidet and wood custom cabinetry

The privacy courtyard off the primary bedroom and bath allows total privacy without covering the windows. The courtyard boasts a "Lady of the Lilies" fountain controlled by a photocell timer and is solar lit

A large storage area is located under the stairs

The study offers cherry woodwork and cabinetry throughout with a built in computer desk, under cabinet lighting and a large TV. The study overlooks the golf course

Upstairs Features:

Two bedrooms, a “flex” room, craft / storage room and east and west side partially floored attic spaces.

The two bedrooms each have a walk-in closet and share a Hollywood bath.

One upper bedroom opens to the balcony, which is floored in slate, has electrical plugs and boasts magnificent views of the golf course and lake

The dormer room could be an upstairs office, playroom or teen’s “hang-out” area

Special features regarding the pool, gazebo and back yard are:

Saves Money: In ‘12, the custom 16,000 gallon, 5.5 foot deep pool was re-surfaced and retiled. A blue crystal aggregate was mixed into the resurfacing to allow for a deeper blue color and longer life. Pool Pump: ‘19

The pool features a Polaris automatic cleaning system with two decorative cooling sprays that can be used for the aesthetically pleasing look of fountains or cooling if the water becomes too warm plus a chlorinator. The filter system uses diatomaceous earth.

The pool patio offers potted plants with drip emitters connected to the sprinkler system, and a one acre bug zapper. It also features a complete weather condition sensor system with the monitor read out located on the wet bar counter.

The gazebo is wired with cable, phone and electrical outlets. The external phone in the gazebo can be locked off from inside the pool bath to avoid unauthorized usage

Stored in the garage are the gazebo’s removable clear plastic windows and sliding doors which allow for all weather usage.

Last but not least are the pool bath, exercise room and garage:

The pool bath is air-conditioned and leads to the exercise room

The exercise room features a two person, dry sauna, with AM/FM radio, a weight lifting/exercise bench and an ab lounger, plus storage for pool toys

All outside water faucets can be shut off from the water softener and whole house filter cabinet in the garage (both '18)

The over 600 square foot garage features two extra wide car spaces, plus a golf cart bay with room to spare. During Hurricane Harvey we had a golf cart, a TR6, an Expedition and a Mazda in the garage.

The garage also features custom cabinetry with pull out drawers. There are two lighted workshop benches, with peg boards and racks for small tools and screwdrivers.

The garage also contains the six-station water sprinkler controller