

# 9101 Friendship Rd, 77080

## Things We Love About The Home

### Top Reasons Why We Built The Home

- Loved the location because of the “out-of-town” feel; huge lot, isolated quiet neighborhood, large property with big trees.
- Well thought out design showcasing the beautiful aged oak tree on a large fenced 2/3 acre lot
- Close to shopping and entertainment; easy access to downtown and major freeways.
- Space to accommodate a large gathering of 100 or more people with commercial grade kitchen and large common areas (foyer, living room, outside patio, master bedroom wooden deck, pool and outdoor kitchen ready)

### Features You May Not Notice

- **Exterior**
  - Remote controlled automatic gate
  - Installed outlets for area/Christmas lighting (end of balcony and porch ceilings)
  - Concrete driveway and semi-circle front
  - Southern plantation aesthetic
  - 3 large oak trees and one magnolia tree
  - Tongue and groove pine soffit ceilings with down lighting
  - Square column design on pedestal is brought into the house to parallel the view and repeated on the fireplace for design continuity
  - Front facing windows have clear story transoms.
- **Interior**
  - Oak-strip hardwood flooring first floor throughout
  - Dual water systems for East and West side of house (PEX MANABLOC system)
  - Dual electrical system for East and West side of house
  - Two main HVAC systems. 1st floor: Master bedroom has separate thermostat from rest of downstairs; 2nd floor: second unit.
  - Built to hurricane standards
  - Energy star rated: certified code/compliance (report available)
  - Two chimneys: balance elevation. One for fireplace and one for vent hood
  - 10' first floor ceilings; 9' Second floor ceilings
  - Hardwired for Internet and cable
  - Security control panels: front door, master bedroom, utility room
  - Walk-in pantry

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- **Living Room**
  - 20' ceiling
  - Double crown molding
  - Hardwood floors
  - Gas fireplace
- **Study**
  - French door
  - Crown molding
- **Utility**
  - Laundry with Cambria Quartz
  - 42" Cherrywood cabinets
  - Large deep cabinet over refrigerator space
- **Kitchen**
  - Light switches to match backsplash
  - Cambria Quartz countertops
  - Stainless Steel commercial grade appliances:
    - BlueStar cooktop (grill and griddle) with grease trap drawer and 8 open burners
    - Pot filler with Zephyr 3 speed (1000 CFM) vent hood fan, vents through kitchen side chimney
    - Double convection, warming and self-cleaning oven.
  - Farm sink
  - Bliss Fusion Erosion glass tile backsplash
  - Special custom storage options
    - Starmark double layer silverware with soft close drawers
  - Double pull out lazy Susan
  - Veggie sink with operating disposal
- **Butler's pantry**
  - SS appliances microwave, wine fridge, warming oven
  - Cambria Quartz countertops with matching Cherrywood cabinets and Bliss Fusion erosion glass tile backsplash
  - Antique Chicago brick flooring
- **Dining room**
  - French doors open out to private area, with Bow Bay windows surround, floor to ceiling with transoms
  - Double crown molding

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- **Second floor common area/gameroom**
  - Overlooks living room
  - Wet bar with beverage refrigerator
  - French door entrance to full width balcony
  - Recessed lighting and ceiling fan
  - Balcony V-groove soffit pine ceiling
- **Master Bedroom**
  - Oversized 22'x14'
  - Double door entry
  - French door to wood deck
- **Master bath**
  - Double doors to Master bath
  - Double door linen closet
  - Granite countertops
  - 36" tall cabinets with beaded detail on doors and drawers
  - Soft close cabinet door and drawers
  - Paneled cabinets w makeup storage
  - Air hydro massage tub with separate heater and circulator
  - Frameless shower
  - Kohler toilets and sinks
- **Guest Bedroom/West/Bedroom 2**
  - Crown molding
  - Private bath
  - Oversized walk-in closet with pocket door
  - Standard whirlpool tub with floor to ceiling Calacutta porcelain tile
- **East Bedroom/Bedroom 3**
  - Crown molding
  - Oversized walk-in closet
  - Shared bath with optional flex room/bedroom 4
  - Tub with floor to ceiling Calacutta porcelain tile

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- **Bedroom 4**
  - 25'x14'
  - Floor insulated for sound over master bedroom
  - Plumbing control/electrical panel for East side of house
- **Bedroom 5/Media Room**
  - 25'x14'
  - West side plumbing control
- **Garage**
  - Chamberlain wireless garage openers
  - Insulated ceilings and walls sheetrocked.
- **Guest Quarters**
  - Mud room with door to backyard
  - Full bathroom with shower
  - Two sinks
  - Guest room with private entrance to driveway
  - Additional HVAC added for guest quarters and media room
- **Backyard**
  - Covered patio with ceiling fan
  - Wood deck off master bedroom
  - Large signature oak tree and several pecan trees
  - Lot 297 feet deep by 100 feet wide. Entire area S of lot is an easement. No back neighbors