

2121 KIRBY #12S

FEATURES LIST

3 BD | 3 ½ BATH | 7,265 SQ FT
4 PARKING SPOTS | 2 STORAGE UNITS

ENTRY (20x9)

- Private elevator access
- Black and white marble flooring
- IRiS architectural recessed down lighting on a Crestron automation system throughout
- Cove ceiling with LED lighting
- Art spotlight lighting
- Two large hidden coat closets
- Reggio custom-made air conditioning grills throughout
- Farrow and Ball paint throughout

FORMAL LIVING (26x20)

- Herringbone black walnut waxed wood floors sourced from West Virginia
- Coffered ceiling with block paneling
- IRiS architectural recessed down lighting on a Crestron automation system
- Designer roller shades and drapes on Crestron automation
- Wainscoting wall paneling
- Built-in Sonos speakers
- Views to the south
- Pocket doors
- Hidden storage cabinets in walls

LIBRARY (24x15)

- Herringbone black walnut waxed wood floors sourced from West Virginia
- Balcony access with views to the south and west
- Coffered ceiling with block paneling
- Built-ins along three walls with LED in-cabinet lighting
- Silver nickel hardware
- IRiS architectural recessed down lighting on a Crestron automation system
- Wainscoting wall paneling
- Built-in Sonos speakers
- Direct vent gas fireplace with marble mantle sourced from Paris, France
- Wall above fireplace rotates from artwork to a hidden TV

DINING ROOM (25x16)

- Black walnut herring bone waxed wood floors sourced from West Virginia
- Direct vent gas fireplace with marble mantle sourced from Paris, France
- Coffered ceiling with block paneling & wainscoting wall paneling
- IRiS architectural recessed down lighting on a Crestron automation system
- Built-in Sonos speakers
- Views to the south
- Art spotlight lighting
- Hidden storage cabinet
- Pocket doors

BAR (12x12)

- Black walnut herringbone waxed wood floors sourced from West Virginia
- Silver sink and fixtures from Elegant Additions
- Honed black marble countertop
- Silver nickel hardware
- Built-in beverage refrigerator
- IRiS architectural recessed down lighting on a Crestron automation system
- Art spotlight lighting
- Soft closing cabinets & drawers throughout
- Under and in cabinet LED lighting

POWDER BATHROOM (9x6)

- Black walnut herring bone waxed wood floors sourced from West Virginia
- Farrow and Ball wallpaper
- Antique chest sink with a honed black marble countertop
- Reggio custom-made air conditioning grills

DEN (27x19)

- Black walnut herring bone waxed floor sourced from West Virginia
- Balcony access with views to the east and south
- Coffered ceiling with block paneling
- IRiS architectural recessed down lighting with the Crestron automation system
- Built-in Sonos speakers
- Large hidden media and luggage closet
- Art spotlight lighting
- Pocket doors

KITCHEN (28x16)

- 2 ½ inch thick completely solid Carrara marble island (13x6 ft) with storage & shelves on all sides, with under cabinet electrical plugs
- Wolf 6-burner stove top with a large griddle with a pot filler faucet
- Custom-made aged copper vent hood
- (2) Wolf ovens
- (2) Miele dishwashers
- (2) Built-in Sub-Zero refrigerators & freezers with glass front refrigerator doors
- (2) Refrigerator drawers
- (2) sinks including one with a filtered & chilled drinking water + separate hot water system via sink faucet
- Wolf microwave/convection oven
- Separate nugget ‘Sonic’ ice machine
- Carrara marble countertops and backsplash
- Built-in touch pad control for media, lighting, window treatments, sound system & cameras
- Views to the east
- Under and in cabinet LED lighting
- Built-in Sonos speakers
- IRiS architectural recessed down lighting on a Crestron automation system
- Silver nickel hardware
- Soft close cabinets and drawers throughout

WALK-IN PANTRY IN KITCHEN (13x7)

- Antique doors sourced from India
- Carrara marble counter tops and silver nickel hardware
- Adjustable shelving
- Microwave drawer
- Large silver closet
- Black walnut waxed wood floors sourced from West Virginia
- Built-ins with soft close cabinets and drawers with under cabinet electrical plugs

WINE ROOM (8x6)

- Temperature controlled
- Mahogany door
- Mahogany wine storage built-ins
- Herringbone Mahogany wood ceiling
- Black walnut waxed wood floors sourced from West Virginia

BUTLERS PANTRY/HALLWAY (23x4)

- Black walnut waxed wood floors sourced from West Virginia
- Built-ins with LED under cabinet lighting
- Carrara marble counter tops
- Silver nickel hardware
- Soft closet cabinets and drawers

PRIMARY BEDROOM (21x17)

- Herringbone black walnut waxed wood floors sourced from West Virginia
- Hidden balcony access with views to the south and west
- Built-in bookshelf with large hidden closet
- IRiS architectural recessed down lighting on a Crestron automation system
- Designer roller shades and drapes on Crestron automation
- Built-in Sonos speakers
- Pocket doors

PRIMARY BATHROOM (18x16)

- Cove ceiling with LED lighting
- Freestanding soaking tub
- Separate steam shower with marble tiling
- IRiS architectural recessed down lighting on a Crestron automation system
- Designer roller shades on Crestron automation
- Built-ins cabinets
- Carrara marble countertops and flooring
- (2) sinks
- Reggio custom-made air conditioning grills
- Silver nickel hardware
- Views to the west

PRIMARY BATHROOM BEVERAGE BAR & VESTIBULE (11x6)

- Wet bar with Carrara marble counter tops
- Filtered & chilled drinking water + separate hot water system via sink faucets
- Built-in beverage refrigerator
- Built-ins with soft close cabinets and drawers
- Silver nickel hardware
- Black walnut waxed wood floors sourced from West Virginia

PRIMARY CLOSET #1 (20x13)

- Island storage with a Carrara marble counter top
- Three-part mirror with moving side dressing panels and built-in LED adjustable temperature daylight/evening light control
- Custom built carousel purse storage
- Custom built sliding shoe storage
- Black walnut waxed wood floors sourced from West Virginia
- Shiplap walls for adjustable hanging storage
- Safe

PRIMARY CLOSET #2 (13x8)

- Black walnut waxed floors sourced from West Virginia
- Adjustable shelving
- Built-in soft closing drawers
- Mirror with built-in LED adjustable temperature daylight/evening light control
- Shiplap walls for adjustable hanging storage

GUEST BEDROOM #1 (21x18)

- Herringbone black walnut waxed wood floors sourced from West Virginia
- Window built-ins with soft closing drawers
- IRiS architectural recessed down lighting on a Crestron automation system
- Designer roller shades on Crestron automation
- Views to the west

GUEST BEDROOM #1 BEVERAGE BAR & VESTIBULE (13x6)

- Wet bar with Carrara marble counter tops
- Filtered & chilled drinking water + separate hot water system via sink faucets
- Built-in beverage refrigerator
- Built-ins with soft close cabinets & drawers and under cabinet lighting
- Silver nickel hardware
- Black walnut waxed wood floors sourced from West Virginia

GUEST BATHROOM #1 (12x8)

- Schumacher Queen of Spain wallpaper
- Carrara marble countertops and flooring
- Soft close drawers with silver nickel hardware
- Free standing soaking tub
- Walk-in closet with built-in drawers and a dressing mirror
- Shiplap in closet for adjustable hanging

GUEST BEDROOM #2 (18x16)

- Black walnut waxed wood floors sourced from West Virginia
- Views to the east
- IRiS architectural recessed down lighting on a Crestron automation system
- Designer roller shades on Crestron automation
- TV on a swivel bracket

GUEST BEDROOM #2 KITCHEN (10x6)

- Refrigerator
- Large farmhouse sink
- Microwave
- Induction cooktop
- Built-ins with soft close cabinets & drawers, under cabinet LED lighting
- Carrara marble countertops
- Silver nickel hardware

GUEST BATHROOM #2 (13x8)

- Carrara marble countertops and flooring
- Built-ins with soft close cabinets & drawers & silver nickel hardware
- Shower/tub combo with custom glass door
- Walk-in closet with built-ins

UTILITY ROOM (14x10)

- LG clothing steamer appliance
- Carrara marble countertop & flooring
- Built-ins with soft close cabinets & drawers and under cabinet lighting
- Sink with nickel hardware and silver nickel hardware
- Stackable washer & dryer
- Refrigerator
- Built-in fold out ironing board

BUTLERS PANTRY HALLWAY OFF OF KITCHEN (23x4)

- Built-ins with soft close cabinets & drawers and under cabinet lighting
- Black walnut waxed wood floors sourced from West Virginia
- Carrara marble counter tops & Reggio custom-made air conditioning grills
- Art spotlight lighting

CONSTRUCTION TEAM

- Space design - William W. Stubbs
- Architect – Michael Dreef
- Contractor – Lyle Popson

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