

8325 Merlin Street
Spring Valley Village, Houston

Home Features Sheet*

House Overview

Custom built by and for the current owner - completed and occupied January 2023

5 bedrooms, 5 ½ baths, study and game room, home is 5,727 s.f. per Seller and lot size 9,800 s.f. per HCAD

Architect - Todd Rice

Interior design pieces by Merci Mercedes Pilegge

Staged by LM House Designs

Zoned to Valley Oaks Elementary, Spring Branch Middle and Memorial High School

Slab on builder's piers foundation construction

Custom high-end finishes, appliances, and mechanicals throughout

Italian porcelain tiles

7 ¼ French white oak floors

Porcelain countertops

AV system is Control 4 Whole Home System with OVRC remote monitoring and control which includes the ability to remote cycle power devices or turn them off/on from phone/iPad

All AV equipment, cameras and TVs stay with the home - Full list of specs available

All Appliances stay with the home

HVAC consists of 4 ton and 3-ton Lennox 16ACX series 2 speed equipment with variable speed sealed condensing furnaces
Zoned for first floor, second floor, and primary bedroom and bath

Two Navien tankless hot water heaters

Generac 26kw home generator that powers entire home and pool

Covered patio with built-in grill, sink, and side burner

Heated pool and spa by Sunshine Pools with motorized pool cover

High-end SYNLAWN artificial turf with French drains

Foyer

Custom iron and glass paneled front door

Italian porcelain tile floors

Block paneled wainscoting

Sconce lighting

Staircase with custom iron railing and French white oak treads

Access to the powder room

Access to the home office

Storage closet

Home Office

Italian porcelain tile floors

Built-in desk, shelves, and drawers with French white oak countertop and brass hardware

Brass and crystal chandelier

Block paneled wainscoting

Ceiling speakers

Hunter Douglas motorized window shades

Living Room

Italian porcelain tile floors

Wet bar with porcelain countertop, built-ins glass fronts, lighted cabinets and Thermador wine fridge, beverage fridge and ice maker and brass fixtures

Fleetwood sliding doors lead to the covered patio and backyard

Custom cast stone gas fireplace

Ceiling speakers

Kitchen

Chef's kitchen with expansive porcelain counters and cabinet and drawer storage with brass hardware

Large kitchen island with porcelain countertop with waterfall edge and bar seating, Thermador dishwasher, and Thermador drawer microwave and brass pendant lighting above

Italian porcelain tile floors

Thermador 48" Pro Grand dual fuel range 6 burner with griddle attachment and Thermador vent hood with custom vent hood surround

Thermador refrigerator and freezer

Ceiling speakers

Formal Dining

Italian porcelain tile floors

Glass globe chandelier

Block paneled wainscotting

Brass sconce lighting

Hunter Douglas motorized window shades

Primary Bedroom

Italian porcelain tile floors

Coffered ceiling

Ceiling speakers

Hunter Douglas motorized window shades

Primary Bath

Italian porcelain tile floor with herringbone pattern

His and hers vanities with porcelain countertops sconce lighting and Electric LED mirrors

Separate makeup vanity with porcelain countertop and built-ins with Electric LED mirror

Free standing soaking tub

Large porcelain tile surround walk-in shower with chrome hardware, and multiple shower heads

Ceiling speakers

Private toilet closet

Primary Closet

Oversized 13 x 24 customized primary closet

Primary closet has large center island with porcelain countertop, drawer storage on both sides and bench seating with storage

Built-in drawers, glass front cabinets, shoe storage cubbies and pull-downs

Porcelain tile floors with herring bone pattern

Large, framed mirror

Ceiling speakers

MUD/Laundry Room

Kids storage locker, bench, and cubbies

Desk with built-in desk cabinets, shelves, and envelope cubbies

Large 10 x 6 walk-in pantry

Access to utility room

Utility room has built-in shelves drawers, and porcelain countertop with sink

Washer and Dryer

Secondary fridge

Upstairs Landing

7 ¼ French white oak floors

Brass chandelier

Coffered ceiling

Decorative iron railing

Game Room/Media Room

Built-ins with porcelain countertop, sink, beverage fridge with tons of cabinet and drawer storage

High-end designer carpet

Ceiling speakers

AV closet with AC register, Full list of AV specs available

Hunter Douglas mechanical blinds

Access to bathroom on landing

Secondary Bedrooms

7 ¼ French white oak floors

Ensuite baths

Walk-in closets with built-ins

Custom blinds

Recessed lighting

Covered Patio/Backyard

Covered patio and outdoor kitchen has built-in Blaze grill, side burner and sink

Wall mounted TV

Ceiling fan

Recessed lighting

Outdoor speakers

Professional landscaping and outdoor lighting

Heated pool and spa with motorized pool cover

High-end SYNLAWN artificial turf with French drains