

Property Information Sheet

Property Address: 2320 Blue Bonnet Blvd.

Property Features:

Historical Significance and Remodeling:

- Fourth remodel of this Old Braeswood home in 2003-2006
- Enclosed dance deck above the garage for swing dancing and media room
- Addition of zero-edge pool and two-story guest house
- Addition created visual openness between the ground floor and the outside
- Kitchen updates and second-floor bedroom renovations
- Replaced oldest HVAC units, and replaced coils in second oldest unit (12/2023)
- Replaced stand-alone icemaker (12/2023)
- Upgraded grill outside the kitchen with rebuilt area and new burner

Kitchen and Pantry:

- bulthaup custom kitchen with abundant storage
- Pull-out refrigerator & and freezer drawers, wine refrigerator and ice machine
- Induction electric oven (Spring 2023), more efficient, much easier and safer for cooking and cleaning
- Gaggenau cooktop and oven
- Miele dishwasher
- Miele Speed Oven / microwave
- Sub Zero refrigerator
- Viking warming drawers
- Soft close drawers
- In-Sinkerator garbage disposer with a magnetic stopper
- Custom pantry design with pull-out shelves for easy organization
- Additional freezer in storage room located off the garage
- Recycle trash bin

Bedrooms and Bathrooms:

- 3 Bedrooms, including a primary bedroom with storage behind the headboard and underneath.
- Primary bedroom features operable screens
- Shelf unit in primary bathroom provides access stairs to the attic
- 5 ½ bathrooms
- Seamless terrazzo in the remodeled primary bath, eliminating grout lines
- All bedrooms have a second-floor loft area
- Shoji screens made of thin white Plexiglass, separating lofts from downstairs and used in the primary bedroom for privacy

Indoor Features:

- Brazilian chestnut floors throughout the house
- Built-in pull down screens in the study

- All the Pella operable windows are manufactured so that screens can be placed on the inside
- Reglet Edging around the baseboards, windows, and door jams
- The dance hall was once an open-air dance deck over the garage. The room was enclosed and air-conditioned (those are AC blowers on the stairs). The ceiling is a special sound-absorbing acoustic paneling in cherrywood from Spain.
- To make the guesthouse more transparent, a hanging cantilever structure was designed to allow as much glass as possible. For some of the inside walls Proflit, an innovative glass product from Germany, was used. Proflit cast-glass panels made from recycled glass hold their own weight and can be lit with fiber optic lighting. The aluminum channels for this glass were custom-made and coordinated with Lighting Unlimited to light 4 feet on either end of the glass panel to make walls glow using fiber optics.

Lighting and Home Automation:

- Dimmers on most lights
- Fiber optics lights throughout (inside and out) – no need to change individual lights
- Nest system in 6 zones
- Central vacuum with access under the stairs
- Automated shades
- Custom return air vents controlled by Nest

Pool and Outdoor Amenities:

- Zero-edge saltwater pool (61' long)
- Advantages of zero-edge pool, including enhanced aesthetics and water flow
- Salt pool for a more natural swimming experience
- Bath tower with sauna, indoor and outdoor shower, connected via a deck
- Ipe wood decks, a premium Brazilian hardwood material
- Copper cap at the peak of the roof line and copper downspouts
- Always active termite elimination baiting system
- Swing dancers on gate designed by Larry Morris of Alexandria, VA
- Medieval-looking vaulted passageway clad with Virginia granite, designed by Lighting Unlimited

Storage Solutions:

- Ample storage in the media/dance space for equipment and supplies
- Custom built-ins in the office provide a large amount of storage in the study
- Storage drawers in the lofts
- Storage in and around the primary bedroom bed, including space behind and four drawers below within the bed frame
- Room located across kitchen entrance to store wine, and other items with pull-out shelving for easy organization and access

Entertainment Spaces:

- Open den, breakfast room, and kitchen with clear views of the zero-edge pool
- Two-story guesthouse with pool table and kitchenette on the ground floor

- Dance hall occasionally used for swing dance club events with live bands

Security and Safety:

- Brinks alarm system with security cameras and fire alert
- Front door with steel plate for extra security
- Indoor sprinkler system
- Two exits from every room except for the study
- Cantilevered deck off the master bedroom was specifically designed as a fire escape

Additional Property Features:

- Generator (100 KW)
- Tankless water heaters (4)
- Two water meters and two gas meters for efficient utility management
- 6 AC units
- Movie/dance hall with switch for screen in the cabinet by the door
- Movable “wall” opening to the outdoor deck from movie/dance hall
- Two-story guest house with full amenities (2 refrigerator drawers, sink, full bathroom, privacy shades)
- Bonus storage room across from the kitchen with pull-out shelves for easy organization
- Mail slot in the room off the dining room
- Concrete roof (99 year life, installed in 1983)
- Eight 22' beams through the top of the deck, through the walls
- All wood under the home replaced, with boards screwed in
- Most furniture, wall art, sculptures, and piano available for purchase

Note: This home has never flooded and offers a luxurious living experience with high-end finishes, advanced technology, thoughtful design, and ample storage throughout.