



705 Kuhlman Road · 77024 · Hunter's Creek Village

5-6 Bed | 5 Full & 3 Half Bath | 12,061 SF | Lot 46,238 SF

Stately and ideally positioned on an acre lot, this extensive custom build by King Residential is an exquisite traditional French masterpiece in Hunter's Creek Village. This Memorial estate showcases cohesive French design elements blending rustic textures and bold materials. The elegant grand entry showcases 2 chandeliers, marble flooring and custom pillars. 5-6 bedrooms, including a stunning main floor primary suite with a spa bath and his and hers closet, theater room, office/study and a spacious work out room. The hand-painted ceiling along with the striking detailed cabinetry around the gourmet island kitchen allow for warmth throughout the house. Rich textures like marbled floors, brass, and soft white walls accent the home. The exterior grounds are equally captivating, featuring lush green landscape, summer kitchen and a picturesque resort style pool. This property offers its owners the utmost privacy along with excellent space for entertaining for both intimate gatherings or grand scale events.

Foyer:

- Custom hand forged bronze metal scroll work & glass front door
- Crema Marble flooring with custom hand installed mosaic medallion and fleur-de-lis detailing 7" baseboards
- Custom hand painted dome alcove ceiling with ornate hand etched crown molding
- Two crystal chandeliers
- Bronze & crystal sconces
- Hand carved stone columns
- Curved double staircase with custom wrought iron railing
- Floor to ceiling windows overlooking pool & grounds

Formal Dining Room (19'x19')

- Crema Marble flooring
- 7" Baseboards
- Arched entries flanked with hand carved stone columns
- Hand etched crown molding
- Custom hand painted ceiling
- Bronze & crystal wall sconces, chandelier & recessed lighting

Property is listed by Sabiha Rehmatulla with Compass RE Texas LLC. Sabiha.rehmatulla@compass.com 713.628.6853
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Formal Living Room (19'x17')

- Marble flooring
- Double 7" Baseboards
- Arched entries flanked with hand carved stone columns
- Custom hand etched crown molding
- Chandelier & recessed lighting
- Custom stone fireplace
- Floor to ceiling windows

1st Floor Study (16'x16')

- Cherry walnut flooring
- Wood paneled walls with custom hand painted details & accents
- Custom built-in bookshelves & cabinets
- Chandelier & Recessed lighting
- Glass french door entry

Primary Suite (21'x 20')

- Cherry walnut flooring
- 7" Baseboards
- French door entry
- Custom hand etched crown molding
- Ceiling fan with fixture & recessed lighting
- Custom marble fireplace & mantel
- Built-in display cabinets
- Floor to ceiling windows overlooking pool & backyard grounds
- Large bay window & sitting area
- Custom window treatments

Primary Bath

- Marble flooring with accent inlay
- Gold leaf & bronze chandelier with crystal lighting
- Wall mounted sconces
- Customs vanity with marble countertop & marble backsplash with design inlay
- Undermount sink
- Oversized jacuzzi tub with domed ceiling overhead and chandelier lighting
- Stand shower with curved travertine wall, pebble stone floor, rain showerhead & hand held sprayer
- Under counter Sub Zero refrigerator
- Built-in coffee maker

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- Two primary closets with pull down hanging racks, built-in chest of drawers, floor to ceiling shoe storage and vanity with built-ins

Kitchen (18'x17'):

- Marble flooring
- 7" Baseboards
- Four pendant chandeliers & recessed lighting
- Oversized chef's island
- Custom cabinetry with glass front upper display
- Granite countertops with travertine backsplash with custom floral design inlay
- Hammered copper farmhouse sink
- Bosche Dishwasher
- Two built-in Subzero refrigerator & separate freezer
- Three Thermador ovens, Thermador 6 burner gas range with griddle & custom vent hood
- Two warming drawers

Catering Kitchen (15'x12'):

- Marble flooring
- Granite countertops with tile backsplash
- Custom cabinetry and under cabinet lighting
- Recessed lighting
- Wolf four burner gas range with griddle, oven & warming drawers
- Sharpe stainless microwave
- Dishwasher
- Stainless undermount sink
- 2" wood blinds

Breakfast Room

- Marble flooring
- 7" Baseboards
- Custom crown molding
- Recessed & Art lighting
- Access to Family Room & Kitchen

Mud Room with en-suite Powder Bath:

- Marble flooring
- 7" Baseboards
- Custom built-in cabinets with bench

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- Double crown molding
- Recessed lighting

Powder Bathroom (Located in Mud Room)

- Marble flooring
- Custom vanity with marble countertop, tile backsplash, vessel sink & oil rubbed bronze wall mounted faucet
- Two crystal wall sconces & recessed lighting

Family Room (21'x21')

- Marble flooring
- 7" Baseboards
- Custom hand etched crown molding
- Recessed lighting
- Two custom built-in cabinets with lighting
- Custom hand carved stone fireplace with mantle
- Wall of windows overlooking pool & backyard grounds

1st Floor Bedroom

- Marble flooring
- 7" Baseboards
- Ceiling fan & recessed lighting
- Walk-in closet with built-in drawers
- Access to hallway & side of house
- En-suite bathroom with marble flooring, recessed lighting, custom vanity with marble countertop, tile backsplash, undermount sink, frameless glass stand shower with tile flooring & custom cut-out niche

Utility Room (12'x11')

- Marble flooring
- 7" Baseboards
- Triple crown molding
- Overhead fluorescent lighting
- Kenmore washing machine & GE dryer
- Custom cabinets with marble countertops, undermount stainless sink & mounter dry bar
- Walk-in closet
- Access to 1st floor bedroom

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2nd Floor Gameroom (23'x17')

- Hardwood flooring
- 7" Baseboards
- Custom crown molding
- Recessed lighting & Ceiling fan with light fixture
- Wood blinds
- Two Juliet balconies
- Wet bar with custom built-in cabinetry, marble countertop, tile backsplash & undermount stainless sink
- Powder bathroom located inside game room with marble flooring, custom chrome fixtures, undermount stone sink, two walls cones

2nd Floor Media Room (20'x18')

- Carpet flooring
- Recessed lighting
- Several ornate dimmed sconces
- Two rows of theater seating recliners
- Crown molding
- Mitsubishi Projector & screen
- Built-in surround sound

2nd Floor Bedroom #2 (23'x30')

- Hardwood flooring
- 7" Baseboards
- Triple crown molding
- Recessed lighting & ceiling fan
- Walk-in closet with built-ins & multi leveled hanging racks
- Silk drapes
- En-suite bathroom with marble flooring, floating vanity with marble countertop & glass backsplash, custom overhead sconce, porcelain undermount sink, seamless glass shower with tile surround

2nd Floor Bedroom #3 (25'x15')

- Hardwood flooring
- 7" Baseboards
- Triple crown molding
- Recessed lighting & ceiling fan
- Walk-in closet with custom built-ins
- Wood blinds

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- En-suite bathroom with marble flooring, floating vanity with marble countertop & glass backsplash, custom overhead sconce, porcelain undermount sink, seamless glass shower with tile surround

2nd Floor Bedroom #4 (21'x14')

- Hardwood flooring
- 7" Baseboards
- Triple crown molding
- Recessed lighting & ceiling fan
- Walk-in closet with built-ins & multi leveled hanging racks
- Silk drapes
- En-suite bathroom with marble flooring, floating vanity with marble countertop & glass backsplash, custom overhead sconce, porcelain undermount sink, seamless glass shower with tile surround

2nd Floor Exercise/Flex Room

- Private Room with separate A/C unit
- Carpet flooring
- Recessed lighting
- 7" Baseboards
- Access to hallway

Exterior - Outdoor Patio

- Travertine Flooring
- Cast stone columns
- Multiple sconces & ceiling fans
- Summer kitchen with granite countertop, two warming drawers, Kitchenaid gas grill, stainless steel refrigerator, ice maker & undermount stainless sink
- Pool

Additional Features

- Sprinkler system
- Mosquito Control System
- Central Vacuum System
- Front & back staircase
- Multiple Juliet Balconies

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