

1114 BRIAR BAYOU RENOVATION HIGHLIGHTS

GENERAL

- Like-new full renovation completed in 2023 with a modern ranch home feeling while still close to city amenities
- Mature tree-lined lot on a cul-de-sac street
- 4 bedroom/3.5 bath/4,023 sq ft home/25,650 sq ft lot
- Swift Train engineered hardwoods in various size planks
- Energy efficient Andersen windows
- 2 new Goodman 5-ton A/C & heating units (under 10-year warranty); all ductwork, plenums and vents replaced
- Attic reinsulated and all interior walls insulated
- Two 50-gallon water heaters in attic (2008)
- Copper piping (*for durability and longevity*); underslab plumbing replaced in 2007
- Roof (2010) with Tech Shield Radiant Barrier under roof; additional covered porch just added
- Xfinity Internet with 2 wireless access points in addition to wireless router in AV closet
- AV closet has additional power outlets to add equipment and A/C vent for heat control
- Home has hidden safe room

KITCHEN

- Custom soft-close cabinets with under cabinet lighting; plenty of built ins/pull outs – spice rack, baking sheet racks, pantry, etc.
- Omni Surface quartz topped island, counter, backsplash
- Large island has bar sink and counter overhang to seat two barstools at its end
- Thermador Pro 48” Range – 6 gas burners + griddle, soft close doors, electric dual ovens, convection bake option
- Broan Pro 48” lighted vent hood with high power exhaust fan
- Brizo Lux Gold Pot filler
- KitchenAid low dBA dishwasher, 36” French door stainless refrigerator w/ice + water, 30” convection oven/microwave combo (**Yes – that makes 3 total ovens!!**)
- Stainless farmhouse sink
- Storage, storage, storage!

DINING ROOM

- Boxed up ceiling, secondary rope lights, heavy crown molding

LIVING SPACES

- Unique living space that is four in one – breakfast area, living room, hospitality island, and a separate flex space.
- **Breakfast area** is located between kitchen and hospitality island with French doors with inset blinds for easy access to the patio
- **Living room** has plantation shutters, vaulted ceiling, gas/wood fireplace with floor to ceiling stacked stone surround, and windows, windows, windows!
- **Hospitality island** has wrap around bar height Omni Surfaces grey quartz countertop, antique mercury glass-style subway tile, custom soft close cabinets with interior lighting and glass shelving, bar sink, Summit beverage cooler, and built in wine racks
- **Flex space** is located behind entry wall, between hospitality island and primary suite and is equipped with a set of French doors with inset blinds. Ideally designed for hosting a floor to ceiling wine storage + sampling station or a cozy setting for small group conversations.
- Guests may use the nearby powder room with its glamorous encrusted mirror and fixtures or choose to use the full bath in the hallway complete with beautiful glass roller door to walk-in entry shower. All toilets are chair height Totos.
- Nearby indoor utility room has plenty of built in storage and is prepped for washer + gas or electric dryer and secondary fridge/freezer with water line

PRIMARY SUITE

- A 14'x15' **flex space** welcomes you into the primary suite – hardwood floors and two sets of French doors give direct access to the backyard and garage. Use this space for a private work-out room, office space or sitting room.
- **Bedroom** has carpeting with a pillowy feel underfoot, cedarwood beam coffered ceiling, and HUGE double door walk-in closet with built in dresser
- **En-suite bath** has an even bigger walk-in closet with built ins and automatic lighting, neutral tiled floor, access door to the backyard (or eventually, pool access!), oversized stand alone shower with rain glass door, dual shower heads, body sprays, shower wand, bench seating + steam unit, bubble tub with stone wall + quartz surround and dual vanities with hardwired cooler and plugs inset into upper vanity for blending up a morning smoothie or brewing your first cup of coffee

SECONDARY BEDROOMS

- Three secondary bedrooms – two are carpeted similar to primary and one has wood flooring with outdoor access to serve as an optional office space
- All have large closets
- One carpeted bedroom has private full bath with beautifully waved custom shower/tub tiling and clear glass roller doors; other secondary bedrooms share full bath located in hallway

OUTSIDE

- Stained wood planked vaulted ceilings over front porch and two back porches, all have LED recessed lighting and Bevolo gas copper lanterns; back porch has gas line plumbed for future gas grill/outdoor kitchen and wired for cable/TV
- 11' wide iron gated driveway opening + extra-long iron gate at opposite end of driveway with yard access; extra-long/wide driveway to accommodate boats, RVs, multiple cars, kids' games & activities, basketball goals or larger parties and events
- 3 car tandem garage with built in shaker-style cabinets and granite counter workspace, fleck-painted floor, and insulation to keep cooler in summer
- 8 outdoor security cameras + RING door camera with hub monitoring inside; interior security panels installed
- Patios (and interior living spaces) are wired for sound – 8 sets of speakers total
- Property-wide automatic sprinkler system
- Stunning hearty front door is made of iron and glass and is lag-bolted into studs
- Office park behind back fence has separate iron gate and 24-hour security