

CLYDE HAYS

BROKER ASSOCIATE AND
LISTING SPECIALIST

8423 Lofland Drive Amenities and Information

Overview

- Spring Valley Village Police, Fire and EMS
- Spring Branch ISD: Memorial High School, Spring Branch Middle School, Valley Oaks Elementary
- First floor primary bedroom and elegant en-suite bath
- All secondary bedrooms have en-suite baths
- Oak plank flooring throughout
- Beautiful crown molding and baseboards throughout
- Resort style pool and loggia
- Crestron electronic system
- Chef's kitchen with first rate appliances
- Mosquito Nix system

Entry:

- Two-story entry through double Canterra-style wrought iron doors
- Two coat closets
- Decorative ceiling detail
- Stunning view into the back-yard pool
- Open to the staircase and formal living room

Formal Living 16' x 13'*

- Recessed lighting
- Gas-log fireplace with ornate cast stone surround
- Open to entry and adjacent to primary bedroom and formal dining
- Views of the pool and backyard as well as the front yard
- Beautiful crown molding



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Formal Dining 16' x 13'*

- Tastefully elegant wrought iron and crystal chandelier
- Space for a large table that seats 8-10 guests
- Views of the pool and backyard as well as the front yard

Family Room 21' x 19'*

- Large open concept to kitchen and breakfast area
- Spacious and comfortable room dimensions
- Built-in media cabinet with ornate cabinetry
- Opens to loggia with outdoor kitchen

Breakfast Area 18' x 9'*

- French doors to backyard and pool
- Stunningly beautiful chandelier

Wet Bar 10' x 8'*

- Granite counter tops and bar sink
- Large ice maker
- Sub-Zero wine refrigerator
- Substantial built-in wine bottle storage
- Stained wood cabinetry and abundant storage
- Art light

Kitchen 18' x 13'*

- Large granite island with double cast iron porcelain sink
- Counter seating for 3-4 stools
- Wolf 8-burner range with double ovens-one is a convection oven
- Two Bosch dishwashers
- Sub-Zero 48-inch built-in refrigerator/freezer
- Two built-in pull-out trash can drawers
- Built in spice rack drawers on both sides of Wolf range
- Sub-Zero double drawer beverage refrigerator
- Wolf microwave



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Kitchen continued:

- Detailed moldings on cabinets with a neutral glaze finish
- Walk-in pantry with abundant storage
- Several drawers for pots and pans
- Under cabinet lighting
- Under cabinet power strips
- Travertine backsplash and granite countertops
- Professional style vent hood by Independent

First Floor Primary Bedroom 23' x 16'*

Primary En-Suite Bath 18' x 9'*

- Elegant, coffered ceiling and cove lighting
- Lovely natural light through windows on two sides of the room
- Tasteful decorative tile and countertop selections in primary bathroom
- Jetted tub and separate walk-in shower with multiple sprayers
- Separate closets with generous hanging space and drawer storage
- Separate water closet
- Double vanities with granite counters and abundant storage

Home Office 12' x 7'*

- Adjacent to kitchen and utility room
- Knee space built in desk with view of front yard
- Ample granite desktop
- Significant built in storage with under cabinet lighting
- Six electric wall sockets

Utility Room/Wrapping Room 15 x 6'*

- Large space with room for a refrigerator or freezer
- Gas or electric dryer connections
- Soaking sink
- Significant built in storage cabinets
- Granite countertop is wrapping room size
- Window for natural light



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Secondary Bedrooms 17' x 13'*; 17' x 13'*; 14' x 14'*

- Tasteful, neutral tile and granite countertop selections
- All have en-suite bathrooms
- Pre-wired for TV/media
- Ample closet storage
- Spacious layout

Game Room 20'x 17'*

- Built in media center with significant storage space
- Great natural light and view down to the pool area

Game Room Mini Kitchen 14' x 6'*

- Microwave
- Sink
- Ice maker
- Beverage refrigerator drawer
- Granite countertops
- Cabinetry with great storage

Home Theater or Exercise Room 19' x 17'*

- Windowless room for excellent viewing
- Remote controlled and dimmable ceiling fan/light
- Built-in Media center prewired for multi-TV set-up.
- Discreet component storage
- Access to large walk-in decked attic

Loggia

- DCS grill – another high-end feature
- Beverage refrigerator
- Ample granite counter for serving and plentiful storage
- Privacy/Temperature control draperies



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Loggia continued

- Gas Fireplace with TV above
- Magnet locking mechanism on side entry fence
- Access to garage for storage of pool items

***All measurements are approximate.**



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