



Notable Features + Amenities

5 Bedrooms | 5 Full and 2 Half Baths | 4-Car Attached Garage
8,304 Sq. Ft. (Per Builder) | 37,632 Lot Sq. Ft. (Per HCAD) | Built in 2023 (Per Builder)

Home Miscellaneous

- Interior finishes selected by Lynne T. Jones Interior Design
- Wood Flooring: 8" Engineered French Oak custom stained per Lynne T. Jones Interior Designs specifications
- HVAC: 3 Lennox 16 SEER, two-stage units
- Foam insulation
- Custom landscaping in the front and back yard
- Circle drive with a gated motor court and surplus parking
- Two tankless water heaters with built-in circulating pumps for instant hot water
- House pre-wired for sound and cameras. Security system already installed.
- Extra large storage closet adjacent to utility room
- Hobby Room / Workshop (25' x 10') with built-in work bench, custom cabinet storage, climate control via central AC, and epoxied cement floors; located in the garage

Foyer – 20' x 10'

- 12' Ceiling
- Double door main entry with full-lite transom
- Floor-to-ceiling millwork accent wall
- 6-Candle chandelier
- Recessed lighting
- 8" Baseboards
- 8" Engineered French oak floors

Dining Room – 20' x 17'

- 12' Ceiling
- Three 4-lite windows with plantation shutters
- Contemporary chandelier
- Two wall sconces
- Recessed lighting
- 8" Baseboards
- 8" Engineered French oak floors

Living Room – 26' x 24'

- 12' Ceiling with crossbeams
- Three 2-lite windows with plantation shutters
- Gas fireplace with quartz tile surround and millwork mantel
- Two stone accent walls
- Serving window from Wet Bar
- Recessed lighting
- 8" Baseboards
- 8" Engineered French oak floors

Wet Bar / Butler's Pantry – 19' x 8'

- 12' Ceiling
- Macabus Fantasy Quartzite countertops with porcelain tile full backsplash in Butler's Pantry
- Antique Brown Granite in Wet Bar with Serving window to Living Room with raised matching countertop
- Bar sink with gooseneck faucet
- Walk-in wine room (9' x 7') with climate control, approximately 500 bottle capacity, glass display door, custom wine storage cabinetry, and stone slab countertops
- Stainless steel KitchenAid ice maker
- Stainless steel beverage refrigerator
- Glass front display cabinetry

- Custom cabinet and drawer storage with under cabinet lighting
- Recessed lighting
- 6" Crown moulding
- 8" Baseboards
- 8" Engineered French oak floors

Kitchen - 21' x 16'

- 13' Coffered ceiling
- Set of full-lite double doors to backyard
- Oversized island with Mont Blanc Quartzite countertop, cabinet storage, and bar seating
- Antique Brown Granite countertops with porcelain tile full backsplash
- Porcelain Kohler sink with gooseneck faucet (on island)
- Two dishwashers with cabinet façade (on island)
- Stainless steel 48" dual fuel Wolf range with six gas burners, griddle, and dual ovens
- Stainless steel vent hood set in custom millwork housing
- Stainless steel 48" SubZero fridge/freezer combo
- Stainless steel Wolf microwave
- Custom cabinet storage with under cabinet lighting
- Three hanging pendant light fixtures
- Recessed lighting
- 6" Crown moulding
- 8" Baseboards
- 8" Engineered French oak floors

Breakfast Room – 14' x 14'

- 12' Ceiling
- Six 2-lite windows with plantation shutters
- Set of full-lite double doors to exterior patio
- 9-Candle chandelier
- 6" Crown moulding
- 8" Baseboards
- 8" Engineered French oak floors

Catering Kitchen - 12' x 9'

- 12' Ceiling
- Capri Quartz countertop with porcelain tile full backsplash
- Space for full-size secondary refrigerator
- Stainless steel Fisher & Paykel range with five gas burners and convection oven
- Kohler sink with gooseneck faucet
- Stainless steel Zephyr vent hood set in custom housing
- Custom cabinet and drawer storage with under cabinet lighting
- Recessed lighting
- 8" Baseboards
- 8" Engineered French oak floors

Powder Room - 11' x 6'

- 12' Ceiling
- Mont Blanc Quartzite countertop with waterfall edge and backsplash
- Porcelain vessel sink with matte black faucet
- Kohler commode
- Two matte black wall sconces with metal shades
- Designer wall covering
- Recessed lighting
- 8" Baseboards
- Marble mosaic tile floor

Library / Study - 37' x 20'

- 18' Ceiling with timber crossbeams
- 3-Lite French double door entry
- Three sets of 3-lite French double doors with full-lite transoms; two are fixed, one is operable; opens to front porch
- Three clerestory windows
- Full wall of custom cabinetry with bookcases, cabinet/drawer storage, and tv nook
- Walk-in closet with built-in storage
- Three 20-candle iron chandeliers
- Recessed lighting
- 4' Millwork wainscoting
- 8" Engineered French oak floors

Primary Suite Bedroom – 17' x 16'

- 14' Cathedral vaulted ceiling
- Full-lite door to backyard
- Five 2-lite windows with plantation shutters
- Gas fireplace with tile surround and French oak mantel
- Ceiling fan
- Recessed lighting
- 8" Baseboards
- 8" Engineered French oak floors

Primary Bathroom – 15' x 15'

- 12' Ceiling
- Two vanities with Nuage Quartzite countertops and built-in cabinet storage; one vanity has a make-up station and stainless steel mini-fridge
- Private lavatory closet with built-in laundry hamper and medicine cabinet
- Secondary private lavatory closet with clerestory window
- Free-standing tub with polished nickel hardware and Nuage Quartzite backsplash
- Pass-through shower with two clerestory windows, polished nickel hardware, and floor-to-ceiling Nuage Quartzite tile surround
- Six polished nickel wall sconces with frosted glass shades
- 9-Candle polished nickel chandelier with beveled glass ornaments
- Recessed lighting
- 8" Baseboards
- 24" Tile floors

Primary Closet 1 - 15' x 14'

- 12' Ceiling
- 6-Candle polished nickel chandelier
- Packing island with cabinet storage
- Eight glass front wardrobe cabinets with a total of thirteen hanging rods; three are dress height
- Eight overhead glass front display cabinets
- Built-in dresser
- Four sets of built-in shoe storage shelving
- Full-length fashion mirror
- Recessed lighting
- 8" Baseboards
- 8" Engineered French oak floors



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Primary Closet 2 – 13' x 10'

- 12' Ceiling
- 4-Candle polished nickel and iron chandelier
- Nine hanging rods; one coat height
- Two built-in dressers
- Two sets of built-in shoe storage shelves
- Thirteen open-faced cabinets
- Recessed lighting
- 8" Baseboards
- 8" Engineered French oak floors

Guest Suite – 16' x 14'

- 12' Ceiling
- Two 3-lite windows with plantation shutters
- Ceiling fan
- Closet with two wall-to-wall shelves with hanging rods, three over-head shelves, built-in adjustable shelving and drawers, and automatic lighting
- Recessed lighting
- 8" Crown moulding
- 10" Baseboards with quarter round
- 8" Engineered French oak floors

Guest Suite Bathroom – 11' x 9'

- 12' Ceiling
- Sliding pocket door entry
- Vanity with Calcutta Petrella quartz countertops and backsplash, porcelain sink with matte black hardware, and built-in custom cabinetry
- 3-Candle vanity fixture with glass shades
- Shower with full glass enclosure, tile surround, marble bench and soap shelf, and mosaic tile floor
- Kohler Commode
- Recessed lighting
- 10" Baseboards
- Tile floors

Bedroom 3 – 15' x 14'

- 12' Ceiling
- Two Full-lite windows with plantation shutters
- Ceiling fan
- Closet (10' x 8') with three hanging rods, four over-head shelves, built-in adjustable shelving and drawers
- Recessed lighting
- 10" Baseboards with quarter round
- 8" Engineered French oak floors

Bedroom 3 Bathroom – 14' x 6'

- 12' Ceiling
- One full-lite window
- Vanity with Calcutta Petrella quartz countertops with backsplash, porcelain sink with matte black hardware, and built-in custom cabinetry
- Shower/ tub combo with sliding glass door and porcelain subway tile surround with a marble bench seat
- Kohler commode
- Recessed lighting
- 10" Baseboards
- 8" Stone tile floors (hexagon shape)

Bedroom 4 – 16' x 14'

- 10' Ceiling
- Two 3-lite windows with plantation shutters
- Ceiling fan
- Closet (10' x 8') three hanging rods, four over-head shelves, built-in adjustable shelving and drawers, and automatic lighting
- Recessed lighting
- 8" Crown moulding
- 10" Baseboards with quarter round
- 8" Engineered French oak floors

Bedroom 4 Bathroom – 13' x 10'

- 10' Ceiling
- One full-lite window
- Vanity with Calcutta Petrella quartz countertops and backsplash, porcelain sink with matte black hardware, and custom built-in cabinetry
- Shower with full glass enclosure, tile surround, marble bench and soap shelf, and stone mosaic tile floor
- Lavatory closet with Kohler commode
- 10" Baseboards
- 8" Stone tile floors (hexagon shape)

Bedroom 5 – 15' x 14'

- 12' Ceiling
- Two 3-lite windows with plantation shutters
- Ceiling fan
- Closet (8' x 6') with built in hanging rods and shelving
- Recessed lighting
- 8" Crown moulding
- 10" Baseboards with quarter round
- 8" Engineered French oak floors

Bedroom 5 Bathroom – 14' x 6'

- 12' Ceiling
- One full-lite window
- Vanity with Calcutta Petrella quartz countertops and backsplash, porcelain sink with matte black hardware, and custom built-in cabinetry
- 3-Candle vanity fixture with glass shades
- Shower with full glass enclosure, tile surround, marble bench seat and soap shelf, and stone tile floors (hexagon shape)
- Kohler commode
- 10" Baseboards
- Tile Floors

Game Room – 23' x 20'

- 12' Ceiling
- Two full-lite windows with plantation shutters
- Two sets of full-lite French double doors with full-lite transom (one to patio, one entry)
- Contemporary ceiling fan
- Recessed lighting
- 8" Crown moulding
- 10" Baseboards
- Stone tile floors

Utility Room – 20' x 12'

- 12' Ceiling
- Two 4-lite windows with plantation shutters
- Antique brown granite-leathered countertops with porcelain subway tile backsplash, utility sink with gooseneck faucet, and built-in custom cabinetry
- Built-in desk with antique brown granite-leathered countertops with porcelain subway tile backsplash, built-in drawers and shelving
- Recessed lighting
- 10" Baseboards
- Printed cement tile floors
- Built-in Iron Away ironing board

Garage - 47' x 24'

- 12' Ceiling
- Four car capacity
- Three 2-lite windows with plantation shutters
- Built-in cabinetry
- Recessed lighting
- Epoxy floors

Summer Kitchen - 27' x 15'

- 15' Vaulted ceiling with shiplap paneling
- Gas fireplace
- Slab stone countertops
- Stainless steel sink with gooseneck faucet
- Space for built-in grill with gas connection
- Custom cabinetry
- Ceiling fan
- Recessed lighting
- Oversized tile floors





**Total Finished
Square Footage: 8,262 SQ FT**

Above-Grade: 8,204 SQ FT Below-Grade: N/A

Plus 1,149 SQ FT 4-Car Garage

Calculated per ANSI Standard Z765-2003.

* Total Finished & Unfinished Square Footage: 9,411 SQ FT

