



Notable Features + Amenities

3 to 4 Bedrooms | 3 Full and 1 Half Baths | 2-Car Attached Garage
4,098 Sq. Ft. (Per HCAD) | 3,104 Lot Sq. Ft. (Per HCAD) | Built in 1997 (Per Builder)

Foyer – 17' x 9'

- 21' Ceiling
- Full-lite arched front door with steel construction
- Curved grand staircase with oak treads and wrought iron balustrade
- Modern chandelier
- Powder room access
- Recessed lighting
- 10" Multi-piece crown moulding
- 4" Multi-piece baseboards
- 2" Oak floors

Living Room – 15' x 15'

- 10' Ceiling
- Full-lite window with arched transom and Roman shade
- Set of full-lite double doors to exterior patio with Roman shades and arched transom
- Gas fireplace with steel hearth and floor-to-ceiling plaster accent wall
- 5-Candle brass chandelier
- Recessed lighting
- 10" Multi-piece crown moulding
- 4" Multi-piece baseboards
- 2" Oak floors

Dining Room – 14' x 12'

- 10' Ceiling
- Set of three full-lite windows with arched transoms
- Floor-to-ceiling mirrored wall
- Open entry from Foyer; flanked by two columns
- Recessed lighting
- 10" Multi-piece crown moulding
- 4" Multi-piece baseboards
- 2" Oak floors

Powder Room – 6' x 6'

- Marble countertop with porcelain vessel sink
- Stone tile full backsplash
- Wall mirror with LED integrated lighting
- 4" Multi-piece baseboards
- 2" Oak floors

Kitchen – 16' x 15'

- 10' Ceiling
- Glass brick privacy window
- Marble slab countertop and full backsplash
- Stainless steel Viking Pro Appliance Package: convection oven (wall mounted), double door refrigerator/freezer, microwave, 4-burner gas cooktop with built in exhaust fan (on island), and dishwasher
- Deep basin sink with stainless steel gooseneck faucet
- Walk-in pantry
- Island with space for stool seating and cabinet storage
- Custom built-in cabinet and drawer storage
- Under cabinet lighting
- Recessed lighting
- 10" Multi-piece crown moulding
- 4" Multi-piece baseboards
- 2" Oak floors

Breakfast Room – 13' x 9'

- 10' Ceiling
- Set of three 15-lite fixed French doors with an 18-lite transom
- 15-Lite French door to rear patio
- 10" Multi-piece crown moulding
- 4" Multi-piece baseboards
- 2" Oak floors

Family Room – 25' x 17'

- 10' Ceiling
- Two sets of two 15-lite fixed French doors with 12-lite transoms
- Gas fireplace with steel hearth and surround
- Two built-in bookcases with cabinet storage
- Wet bar with marble countertop, mosaic tile full backsplash, stainless steel bar sink, stainless steel wine refrigerator, and built-in display cabinetry
- Modern chandelier
- Garage access
- Walk-in storage closet; this closet is large enough to serve as a landing for an elevator. A shaft would need to be built within this closet and the Sitting Room upstairs would be the location of the second floor elevator landing.
- 10" Multi-piece crown moulding
- 4" Multi-piece baseboards
- 2" Oak floors

Utility Room – 5' x 5'

- Second floor location
- Space for full-size washer and dryer; current installed units to remain with the home
- Cabinet storage
- Fluorescent lighting
- 3" Baseboards
- 8" Tile floors

Sitting Room / Media Room – 15' x 15'

- 10' Ceiling
- Two full-lite windows with drapes
- Second Floor location
- An elevator shaft could be built into this room, using a spare closet downstairs as a landing
- Double door entry
- Gas fireplace with slate tile hearth and surround and millwork mantel
- Pendant light fixture
- Recessed lighting
- 4" Crown moulding
- 4" Baseboards
- 2" Oak floors

Office – 9' x 9'

- 10' Ceiling
- Three full-lite windows with blinds
- Second floor location
- Modern chandelier
- Double door entry from Primary Bedroom
- Recessed lighting
- 4" Crown moulding
- 4" Baseboards
- 2" Oak floors

Primary Bedroom – 21' x 18'

- 10' Coffered ceiling
- Six full-lite windows with blackout drapes
- Second floor location
- Wet bar with marble countertop and stainless-steel bar sink
- 6-Candle modern chandelier
- Double door entry
- Recessed lighting
- 4" Crown moulding
- 4" Baseboards
- 2" Oak floors

Primary Bathroom – 16' x 9'

- 11' Vaulted ceiling
- Two glass brick privacy windows
- Two vanities with marble slab countertops, porcelain sinks, and built-in cabinetry; one vanity has makeup station

- Private lavatory closet
- Jetted tub set in travertine tile surround
- Shower with seamless glass enclosure and travertine tile surround
- All bronze plumbing hardware
- Built-in cabinetry with laundry hamper
- Three 3-lite vanity sconces
- Recessed lighting
- 4" Baseboards
- 2" Oak floors in vanity area; 15" travertine tile in tub/shower area

Primary Closet – 17' x 11'

- 9' Ceiling
- Seventeen hanging rods; one dress height
- Built-in dresser with cabinet and drawer storage
- Packing island with drawer storage
- Three sets of built-in shoe shelving
- Overhead shelving
- Fluorescent lighting
- 2" Baseboards
- 2" Oak floors

Bedroom 1 – 13' x 12'

- 10' Ceiling
- Two 12-lite windows with Hunter Douglass shades
- Double door closet with built-in hanging rods and shelving
- 5-Candle chandelier
- 4" Crown moulding
- 4" Baseboards
- 2" Oak floors

Bedroom 2 – 14' x 12'

- 11' Vaulted ceiling
- Two 12-lite windows with Hunter Douglass shades
- Bay of three full-lite windows with Hunter Douglass shades and bench seat
- Walk-in closet with built-in hanging rods and shelving
- Ceiling fan with lighting
- 4" Baseboards
- 2" Oak floors

Shared Bathroom – 12' x 5'

- One 8-lite window
- Vanity with quartz countertop and porcelain sink
- Built-in cabinet storage
- Water closet with lavatory and tub/shower combo set in glass tile surround with sliding glass door, and tile floor
- Recessed lighting
- 2" Baseboards
- 2" Oak floors

Flex Room / Potential Bedroom 3 (3rd floor) – 15' x 14'

- Three 8-lite windows with blinds
- Walk-in closet with hanging rod and shelf storage
- Three pendant light fixtures
- 2" Baseboards
- Carpet floors

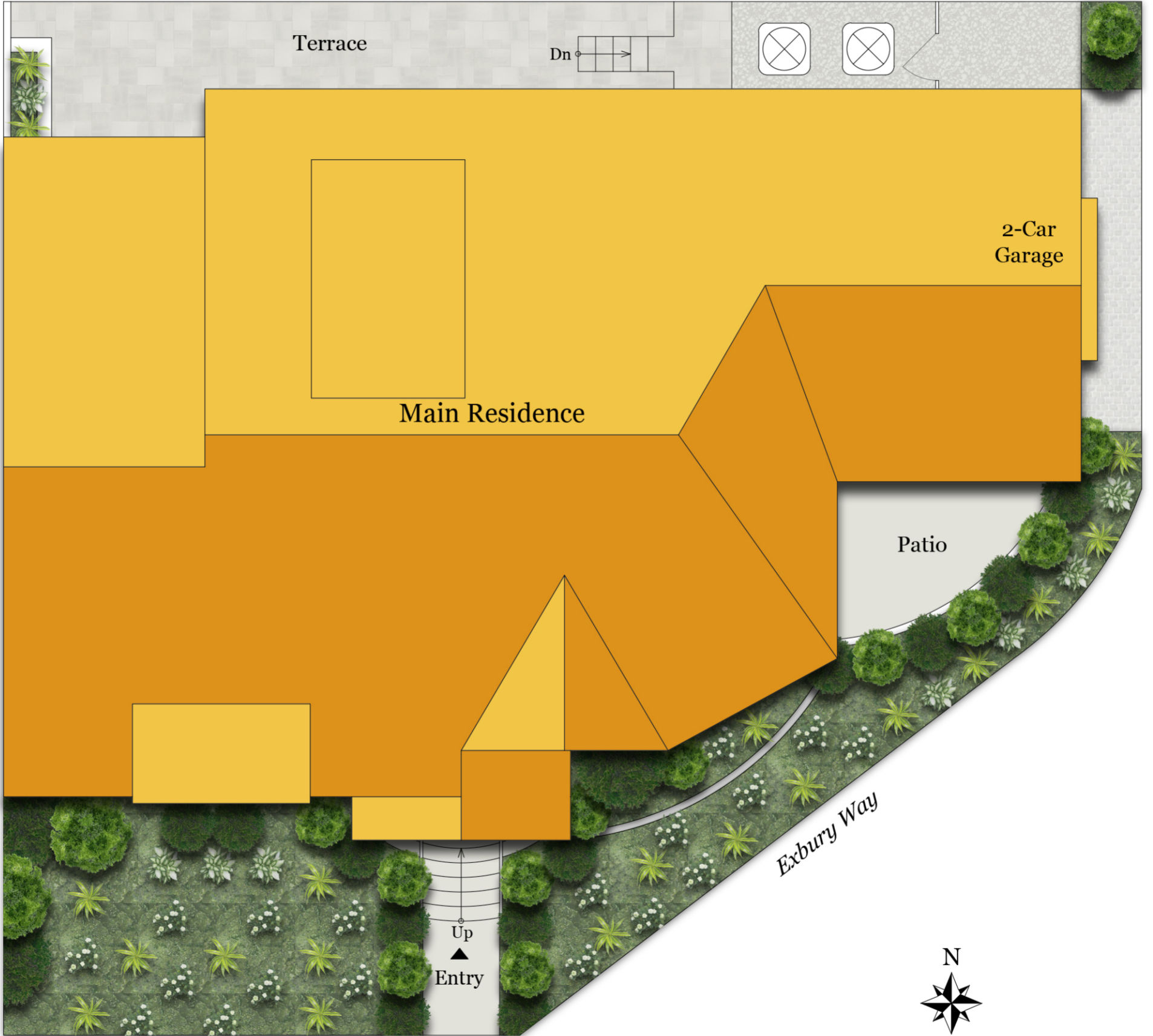
3rd Floor Bathroom – 8' x 5'

- Furniture style vanity with engineered countertop and integrated sink
- Tub/shower combo
- 3-Bulb vanity sconce
- 2" Baseboards
- Vinyl floors

Exclusions

- Breakfast room chandelier
- Dining room chandelier

Site Plan



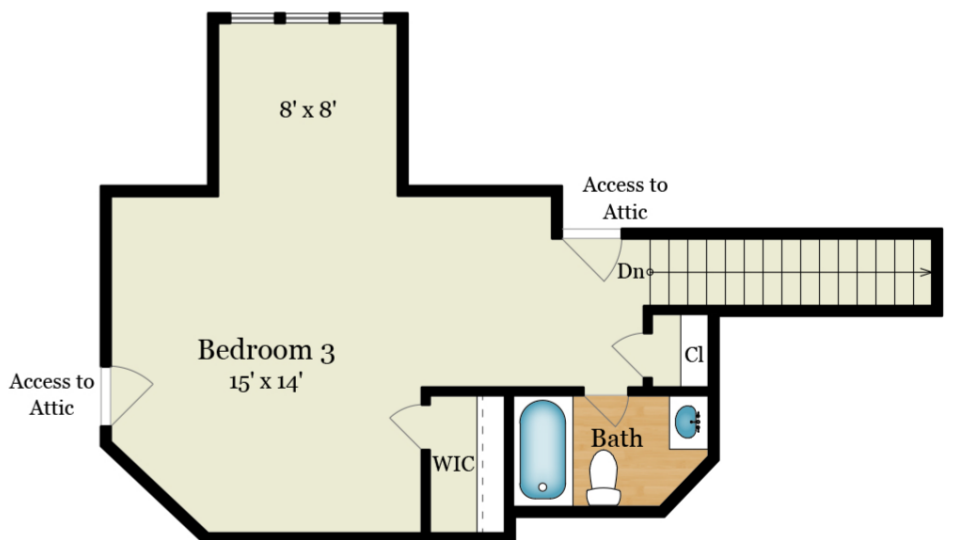
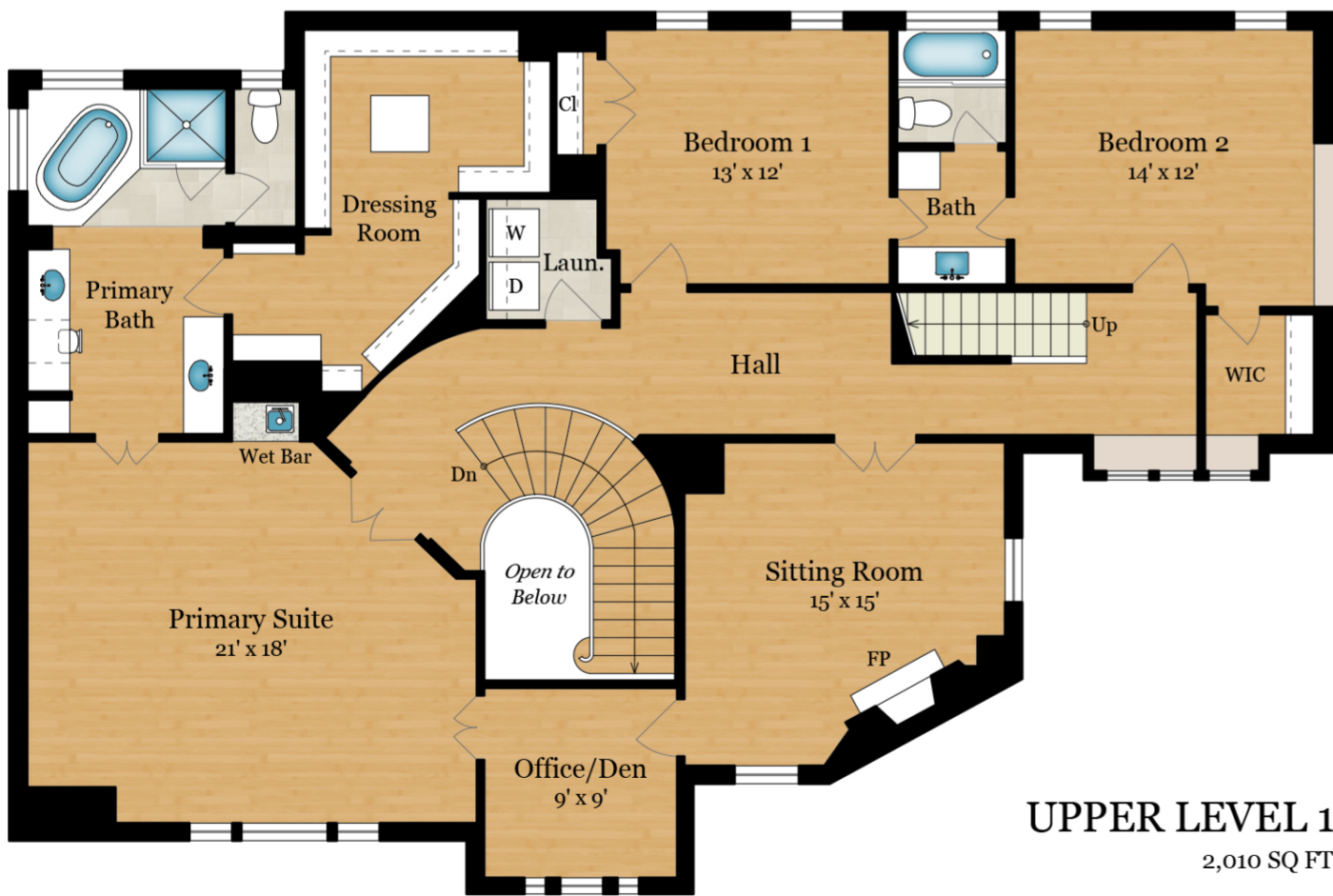
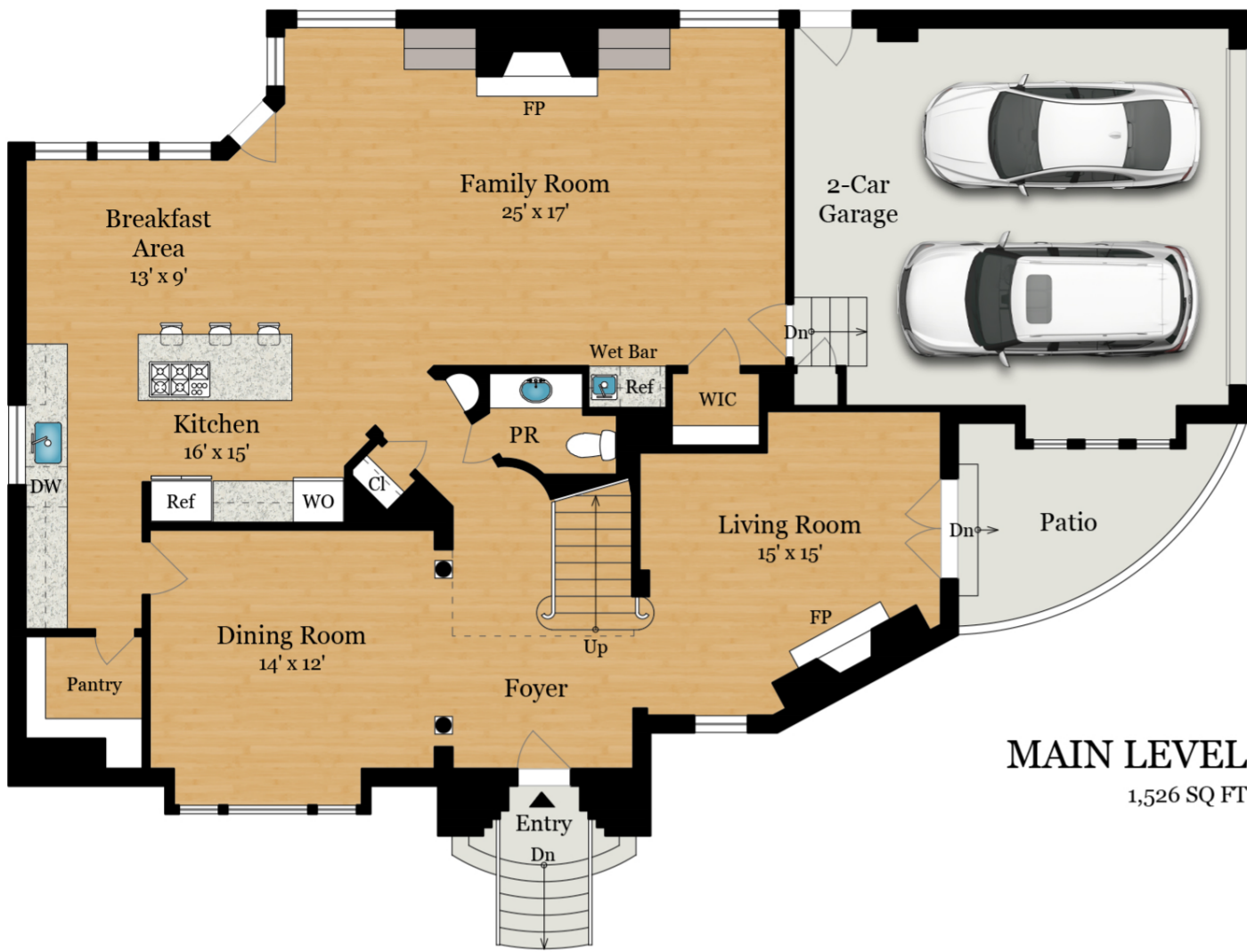
Floor Plans

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Total Finished Square Footage: 4,036 SQ FT

Above-Grade: 4,036 SQ FT Below-Grade: N/A
Plus 465 SQ FT 2-Car Garage on Main Level
Calculated per ANSI Standard Z765-2003.

* Total Finished & Unfinished Square Footage: 4,501 SQ FT

