

10 HUDSON CIRCLE FEATURES



GARY GREENE
DISTINCTIVE COLLECTION

WHOLE HOUSE (EXTERIOR)

- New Roof 2021
- Exterior Elastomeric Paint – SW 7067 “Cyberspace” in April of 2019
- IPE Wood decking, IPE Handrails, Under Rail LED strip lighting with dimmer – September 2019
- Ipe Wood fence frame and facade, Faux Boxwood interior, IPE cap with dimmable LED strip lighting – September 2019. Extra boxwood panels in garage.
- Ipe Wood Deck pressure washed and resealed January 2024. Ipe Oil Sealant.
- 4 – Trane AC Units – September 2017
- 48KW Natural Gas Generac whole house generator,
- 400AMP Service, Auto-Transfer Switch – April 2023
- Powder coated steel AC/Generator pad installed with Pier and Beam foundation with rebar and drilled piers – April 2023
- Custom wrought-iron Canterra doors on exterior doors (Entry, Kitchen and Back doors)
- Automatic sprinkler system with “Rain Machine” rain sensing system. 12 Zones. Tied into front fountain to ensure fountain has water.
- Custom Front Fountain Copper Sculpture included
- Kitchen Aid Stainless Steel Gas Grill

WHOLE HOUSE (INTERIOR)

- Formal dining table is built in. Included with the house along with 10 custom dining chairs.
- Elevator stops on all floors from Garage to Master Bedroom. 4 stops. Elevator also allows access from garage to quarters without coming into main living spaces.
- All doors are oversized to allow for wheelchair access
- Interior Wall Paint SW7669 “Summit Gray.”
- Interior Trim Paint SW7511 “Bungalow Beige.”
- Interior Trim Paint (Bars and Island) SW7062 “Rock Bottom.”
- Hardwood Flooring refinished, polyurethane seal. Floors are Maple.
- Upstairs bar renovation with Kitchen Aid Drawer Refrigerator/Freezer with Icemaker, Fisher and Paykel Drawer Dishwasher. Custom lighting.
- Downstairs bar renovation – Countertop replaced with Fantasy Brown Dolomite in leather finish, custom Iron and Glass shelving. Kitchen Aid standalone icemaker replaced. Recessed LED lighting added.
- Custom wine grotto/cabinet behind mirror in hallway. Lighting as well. Holds approximately 120 bottles.

- Quarters bar Kitchen Aid Drawer Refrigerator/Freezer with Icemaker and microwave
- Water Heater flood prevention valves installed
- Hot water recirculation pump
- Quartzite floor in hallway to laundry/storage/guest suite or quarters
- ADT Alarm System. Purchased. 4 Panels, Hardwired.
- Ethernet wiring throughout, Commercial grade Unifi wireless WIFI, POE switches
- Stainless steel cladding on walls in laundry closet and laundry room
- Laundry room drip closet and washing machine have dedicated floor drains and built-up containment areas in case of overflow.
- Laundry room has space for an extra full-sized refrigerator
- Gas and electric dryer connections
- Sonos sound system. All speakers replaced in 2018. 5 zones. 4 Sonos subwoofers.
- 7 Custom metal frame electrostatic furnace filters.
- 4 Nest Learning Thermostats
- Whole house surge protectors

KITCHEN SPECIFICS

- Granite replaced with Fantasy Brown Dolomite in leather finish. Surfaces and full backsplash in both Kitchen and Butler’s Pantry. Custom stone window sills and surrounds.
- Refrigerator relocated and replaced with Frigidaire Gallery 72” Refrigerator/Freezer with Icemaker. Two circuits run for refrigerator.
- SubZero 2-Drawer Refrigerator
- DCS Gas 5-burner cooktop.
- Two 30” Thermador Convection Ovens
- Two 30” Thermador Warming Drawers
- Microwave
- Fulgro-Milano One Touch Espresso/Cappuccino Machine
- Two Sinks, Two 1.5 HP Disposals. Hardware and sinks replaced.
- Two Bosch Silence Plus 44DBA Dishwashers
- Trash compactor
- Most lower cabinets replaced with large drawers
- TV Included over refrigerator
- Swarovski Crystal Custom Chandelier



WILLIAMS-OCQUE
GROUP

10 HUDSON CIRCLE FEATURES



GARY GREENE
DISTINCTIVE COLLECTION

PRIMARY BEDROOM/BATHROOM SPECIFICS

- Master Bath renovation May 2018. Quartzite floors, shower, bathtub, sinks, valves, hardware.
- Master bedroom flooring quartzite
- Steam shower
- Separate Bidet and Toilet area with Toto Washlet
- Oversized primary closet with 15 sections of hanging clothes space, shelving and drawers
- Cedar lined secondary closet separate from main closet
- Dressing area with 20 drawers
- Separate seated makeup vanity with fold out mirrors. Lower drawers designed for makeup access.
- Fantasy Brown dolomite in leather finish counters.
- TV included
- Ceiling fan

SECONDARY BEDROOMS/BATHROOMS

- Front bedroom bathroom renovation in 2022. Porcelanosa floor and shower tiles. Custom shower door. Shower hardware and valves replaced. Fantasy brown dolomite in leather finish counter.
- Full built-ins, desk and shelving
- Back bedroom full travertine bathroom with Fantasy brown dolomite in leather finish counter.
- Two oversized closets
- Quarters has king sized Murphy Bed, closet and full bath
- Ceiling fans

MEDIA ROOM (EQUIPMENT INCLUDED)

- 106" Screen
- Epson Projector
- Denon Receiver, Blu-Ray Disc Player
- 3 – Definitive Technology Mythos Nine Speakers
- 2 – Definitive Technology Rear Surround Speakers
- 1 – Definitive Technology Subwoofer

SPRING BRANCH INDEPENDENT SCHOOL DISTRICT ZONING

- Memorial Drive Elementary – School was torn down and has been rebuilt. Opening Fall 2024. Pre-K – 5th grade
- Spring Branch Middle School
- Memorial High School

10 HUDSON CIRCLE FEATURES



GARY GREENE
DISTINCTIVE COLLECTION



- Two Bosch Silence Plus 44DBA Dishwashers



- Two 30" Thermador Convection Ovens
- Two 30" Thermador Warming Drawers
- Microwave
- Fulgro-Milano One Touch Espresso/Cappuccino Machine



- DCS Gas 5-burner cooktop



- Swarovski Crystal Custom Chandelier



- Media closet located on Second level Mezzanine
- ADT Alarm System. Purchased. 4 Panels, Hardwired
 - Ethernet wiring throughout, Commercial grade Unifi wireless WIFI, POE switches
 - Sonos sound system. All speakers replaced in 2018. 5 zones. 4 Sonos subwoofers.



- Removable panels provide for a perfect workspace solution

10 HUDSON CIRCLE FEATURES



GARY GREENE
DISTINCTIVE COLLECTION



- Upstairs bar renovation with Kitchen Aid Drawer Refrigerator/Freezer with Icemaker, Fisher and Paykel Drawer Dishwasher. Custom lighting.



- Primary en suite dressing area Separate seated makeup vanity with fold out mirrors. Lower drawers designed for makeup access



- Oversized primary closet with 15 sections of hanging clothes space, shelving and drawers



- Cedar lined closet located off the primary dressing room



- Stainless steel cladding on walls in laundry closet and laundry room
- Laundry room drip closet and washing machine have dedicated floor drains and built-up containment areas in case of overflow.



- Primary Steam shower