

3767 DURNESS WAY

The Epitome Of Luxury Living

- NEW 4,759 SQUARE FOOT CUSTOM HOME WITH LARGE, COVERED PATIO OVERLOOKING SWIMMING POOL AND SPA
- LARGE CORNER LOT IN BRAES HEIGHTS WITH MAJESTIC MAGNOLIA TREE WITHIN EASY REACH OF DOWNTOWN, UPTOWN AND THE MED CENTER
- DESIGNED BY ARCHITECTURAL SOLUTIONS AND CAROLINE LAWRENCE BOWER AND DEVELOPED BY AWARD-WINNING RENOVO HOMES FOR THIS LOCATION ONLY

Spacious Floorplan to Accommodate The Entire Family

- FOUR BEDROOMS PLUS THREE FULL AND TWO HALF BATHROOMS
- LARGE ROOMS AND OPEN SPACES FOR AN AIR OF OPENNESS WITH PRIVACY FOR THE STUDY, BREAKFAST ROOM AND PRIMARY SUITE
- COLOSSAL GAMEROOM FOR ENDLESS ENTERTAINMENT
- MASSIVE WINDOWS FOR NATURAL LIGHT AND VIEWS OF THE PATIO AND POOL, THE MAGNOLIA OR THE PEACEFUL NEIGHBORHOOD
- 8-FOOT DOORS AND 10-FOOT CEILINGS

Perfect Blend of Classic and Modern Interior Design

- SOFT WHITE PALLET TO ACCOMMODATE YOUR TASTE IN FURNITURE AND ART WITH A TRENDY MIX OF COLORFUL MILLWORK, POWDER ROOM WALLPAPER, AND BLACK, BRONZE AND NICKEL FIXTURES
- WIDE PLANK EUROPEAN OAK FLOORING MATCHED BY ELEGANT STAINED-WOOD ACCENTS AT BUTLER'S PANTRY, CEILING BEAMS, APPLIANCE PANELS AND PATIO CEILING
- CUSTOM-BUILT SHAKER CABINETS WITH SOFT CLOSE SYSTEM ON INSET DOORS AND DRAWERS
- QUARTZ COUNTERTOPS INCLUDING DOUBLE WATERFALL AT LARGE KITCHEN ISLAND
- EXTENSIVE TRIM WITH TRADITIONAL FEATURES SUCH AS LARGE BASEBOARDS AND CROWN MOLDING PLUS MODERN SIMPLICITY AND A UBIQUITOUS KERF DETAIL
- WIDE, CONTEMPORARY STAIRCASE WITH STAINED WOOD NEWELS AND HANDRAILS, IRON BALUSTERS AND PATH LIGHTING
- MULTIPLE BUILT-INS INCLUDING A STAINED, FURNITURE-LIKE HUTCH FOR STAGING FOOD AND DISPLAYING FAVORITE DINING PIECES
- 46-INCH MASONRY FIREPLACE WITH MARBLE SURROUND AND CUSTOM MANTEL READY FOR WOOD OR GAS LOGS



Beautiful Exterior and Functional Outdoor Spaces

- COVERED PATIO WITH BRICK AND GRANITE OUTDOOR KITCHEN, CLASSIC CHECKERBOARD TILE FLOOR, AND STAINED WOOD CEILING
- CUSTOM POOL WITH HEATED SPA, MASSAGING JETS AND FUN DECK JETS SURROUNDED BY A COMFORTABLE SYNTHETIC TURF DECK
- COMPLETE LANDSCAPING INCLUDING MATURE MAGNOLIA, CREPE MYRTLES, JAPANESE YEW, RAINBIRD MULTI-ZONE IRRIGATION, AND FENCING
- LARGE NATURAL GAS LANTERNS AT FRONT ENTRANCE COMPLEMENT BRICK AND STUCCO EXTERIOR
- TWO-CAR ATTACHED GARAGE ACCESSED FROM SIDE STREET ALLOWS AN UNINTERRUPTED VIEW OF THE MASSIVE FRONT YARD AND MAGNOLIA
- GARAGE DOOR ON A VERTICAL TRACK LEAVES ROOM OVERHEAD FOR STORAGE OR AN AUTO LIFT
- INFRASTRUCTURE READY FOR YOUR EV CHARGER, GENERATOR AND LANDSCAPE LIGHTING

Kitchen and Bar Equipped For Entertaining

- PREMIUM THERMADOR APPLIANCES INCLUDING 42" REFRIGERATOR, GAS COOKTOP, DOUBLE ELECTRIC OVEN, DISHWASHER AND DRAWER-STYLE MICROWAVE
- 24" WINE CHILLER PLUS SHELVES FOR STORING AND DISPLAYING WINE
- LIGHTED, GLASS-FRONT DISPLAY CABINETS AT BUTLER'S PANTRY AND BAR
- CONVENIENT STORAGE FEATURING REV-A-SHELF PULL-OUT ORGANIZER FOR CORNER CABINET, SPICE DRAWERS, AND VERTICAL DIVIDERS FOR BAKING SHEETS AND TRAYS
- OVERSIZED APRON FRONT KITCHEN SINK

Luxurious Primary Suite

- ROOMY BEDROOM WITH A VIEW AND CATHEDRAL CEILING
- BATHROOM FINISHES HIGHLIGHTED BY LUXE ITALIAN TILE
- LARGE SHOWER WITH BENCH AND EXTRA HANDHELD FAUCET
- FREESTANDING TUB WITH FLOOR-MOUNTED FILLER AND HAND SHOWER
- SEPARATE VANITIES
- WALK-IN CLOSET WITH BUILT-IN DRESSERS AND PULL-DOWN RODS

Advanced Systems for Energy Efficiency, Comfort and Home Technology

- ENGINEERED MATERIALS FOR WALL SHEATHING AND SUBFLOORING
- SPRAY FOAM INSULATION IN EXTERIOR WALLS, CRAWL SPACE AND ATTIC
- WEATHER SHIELD ALUMINUM CLAD WINDOWS AND DOORS WITH LOW E INSULATED GLASS
- SEALED ATTIC AND SEALED COMBUSTION FURNACES FOR ENERGY EFFICIENCY AND IMPROVED AIR QUALITY
- SEPARATE TRANE HVAC UNITS FOR UPSTAIRS AND DOWNSTAIRS WITH PROGRAMMABLE AND WI-FI CAPABLE THERMOSTATS
- NAVIEN TANKLESS, HIGH EFFICIENCY GAS WATER HEATER WITH RECIRCULATION
- WHOLE-HOME DEHUMIDIFIER
- SECURITY SYSTEM WITH MULTIPLE KEYPADS AND CONTACTS ON ALL ACCESSIBLE WINDOWS AND DOORS
- CAT 6 AND RG6 STRUCTURED WIRING THROUGHOUT FOR CABLE, NETWORKING, SECURITY CAMERAS, AND WIRELESS INTERNET ACCESS
- AUDIO PREWIRING AT FIVE LOCATIONS