

3826 Durness Way

Notable Features + Amenities

Bedrooms: 4/5 | **Bathrooms:** 5/2

Square Feet: 5,164 | **Lot:** 7,500

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Highlights & Features

- AST Builders – astbuildersllc.com
- Designed by JD Bartell Designs
- Premium designer finishes including imported Italian tiles, Brazilian Walnut flooring, high-end light fixtures, plaster walls, premium-grade surfaces, modern linear air vents
- Elevator capable
- 11 ft ceilings down, 10 ft ceilings up & 8 ft solid core doors
- Generous secondary bedrooms with private en-suite baths and large closets
- Magnificent windows allowing for brilliant natural light throughout

Entry and Powder Bath

- Double iron and glass doors at entry
- Floating vanity
- Venetian plaster walls in powder bath

Kitchen

- Waterfall Mont Blanc gathering island with underneath storage
- Mont Blanc counters
- Up lighting and under counter lighting
- DXV white farm sink with Riobel pull down faucet and disposal with air switch
- Large walk-in pantry
- Gas cooktop with pot filler
- Italian Fulgor Milano Professional Series appliances: 30" double oven, microwave, dishwasher and cooktop
- 48" KitchenAid refrigerator
- Venetian plaster vent hood surround
- Ample storage including spice drawers
- Breakfast Room adjacent to kitchen overlooking backyard

Family Room

- Magnificent horizontal fireplace with book-matched porcelain slab
- 16 ft wall of windows with sliding doors leading to outdoor living spaces

Wet Bar and Dining Room

- Spacious Dining Room with beautiful windows and open to Family Room
- Wet Bar with wine storage, sink and ice maker perfect for entertaining
- Under cabinet and upper cabinet lighting in Wet Bar
- Beautiful Mont Blanc countertop

Office or First Floor Bedroom

- Natural-wood finish built-ins
- Elegant Brazilian walnut flooring
- Double sliding glass pocket doors
- Full bath designated for office or bedroom
- Large closet

Primary Retreat

- Beverage center with undermount lighting
- Custom cabinets
- Large cathedral ceiling
 - **Primary Bath**
 - Floor to ceiling tile in Primary Bath
 - Elegant Terosona porcelain tiles on wall and floors
 - Frameless glass shower with rain shower, handheld, and wall shower
 - **Thoughtful Primary Closet**
 - Built in chest of drawers
 - Glass door purse cabinet with lighting
 - Elegant chandelier
 - Large marble top island

Gameroom (2ND Floor)

- Custom built-ins
- Designated half bath for gameroom

Utility Room and Mudroom

- Utility room with sink, washer/dryer connections and custom cabinetry plus under cabinet lighting and Coral Mystick countertop
- Mudroom off garage
- Two storage closets next to mudroom

Exterior

- Contemporary brick and stucco façade
- Open lot on East side, owned by neighbors, allows for natural light in the home
- Summer kitchen with countertop, sink, Coyote high end BBQ grill, and beverage refrigerator
- Pool size backyard

Energy Features

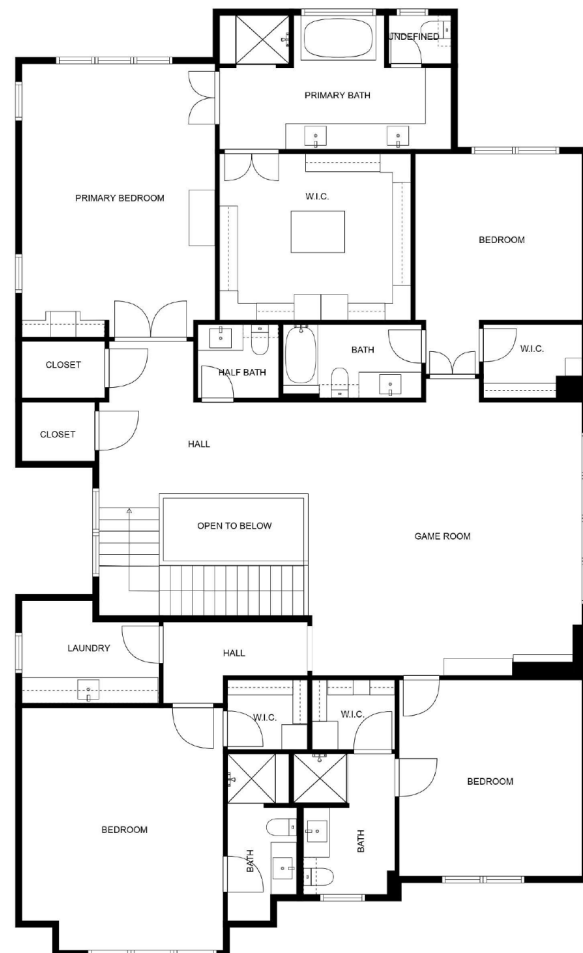
- Vinyl clad framed windows with double pane
- Insulated low emissivity glass
- Three energy efficient Trane A/C units
- Environmentally friendly R419 refrigerant
- R-15 batt insulation in exterior walls with DOW
- R-22 batt insulation in sloped ceilings
- R-38 blown insulation in flat ceilings
- Cost efficient gas heater, water heater and kitchen cook-top

Functional

- Tankless water heaters
- Spray foam insulation under house and in attic
- PEX supply pipes
- Wire for security system and cameras
- Speaker system throughout
- Top of the line Phylrich, Toto, and DXY plumbing package

Other

- Warranty information available upon request
- Braeswood Place HOA – www.braeswoodplace.org



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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