



Notable Features + Amenities

4 Bedrooms | 6 Full and 2 Half Baths | 3-Car Attached Garage
8,488 Sq. Ft. (Per HCAD) | 10,500 Lot Sq. Ft. (Per HCAD) | Built in 2021 (Per HCAD)

Post Construction Owner Upgrades

- Imported crystal and Murano glass chandeliers in select rooms
- Cole and Son designer wall paper treatments in select rooms
- Venetian plaster walls in select rooms
- Imported Italian mural in Dining room
- Savant and Lutron home automation system; controls lighting, climate, TV's, surround sound, security, and custom motorized drapes
- Advanced security system with cameras
- Eight Samsung TV's mounted to various walls; two are discrete picture frame TV's
- Sunbright weatherproof TV on covered patio
- L'Atelier Paris Haute and Gaggenau kitchen appliance package
- Built-in garage storage and finished flooring
- Whole home Generac generator (4 years left on warranty circa. 9/2023)
- Professionally designed landscaping and exterior lighting
- Pool with resistance swim jet, jacuzzi with spa jets, built-in seating, water features, custom lighting, and remote app control

Stair Hall – 25' x 10'

- 23' Ceiling
- Three 8-lite steel windows
- Attached Foyer (21' x 8') with steel 4-lite French double doors for main entry with motorized shades
- Serving counter from Wet Bar
- Staircase with hardwood treads and custom-made wrought iron balustrade
- Four imported Murano glass and brass chandeliers
- Recessed lighting
- 12" Multi-piece baseboards
- 7.5" European Oak floors

Formal Living Room – 21' x 18'

- 11' Ceiling
- Six 8-lite steel windows
- Gas log fireplace with marble slab hearth and mantel
- Multi-tiered crystal chandelier
- Venetian plaster walls
- Four ceiling speakers
- Recessed lighting
- 12" Multi-piece baseboards
- 7.5" European Oak floors

Study – 16' x 15'

- 11' Ceiling
- Three 8-lite steel windows
- Three built-in double door cabinets with wooden countertop
- Crystal chandelier
- Venetian plaster walls
- Recessed lighting
- 12" Multi-piece baseboards
- 7.5" European Oak floors

Powder Room – 10' x 7'

- 11' Ceiling
- One 6-lite steel window with retractable shade
- Quartz countertop with brass engraved sink and brass faucet
- Two brass wall sconces
- Cole and Son designer wallpaper
- Recessed lighting
- 12" Multi-piece baseboards
- Quartz tile floors with marble tile mosaic center

Wet Bar – 8' x 7'

- 11' Ceiling
- Quartz countertop with quartz slab full backsplash
- Porcelain sink with brass gooseneck faucet
- Four overhead double door cabinets; two with glass front doors
- Built-in cabinetry
- Stainless steel Avalon ice maker
- Stainless steel Whirlpool wine refrigerator
- Recessed lighting
- 12" Multi-piece baseboards
- 7.5" European Oak floors

Wine Room – 8' x 6'

- 11' Ceiling
- Two sets of steel 4-lite French double doors for entry
- One 8-lite steel window
- Independent climate control
- Quartz countertop with waterfall edge
- Floor-to-ceiling quartz slab accent wall with metal wine storage racks; approx. 230 bottle capacity
- Recessed lighting
- 12" Multi-piece baseboards
- 7.5" European Oak floors

Dining Room – 17' x 14'

- 11' Ceiling
- Four 8-lite steel windows
- Imported Italian 8-Candle brass chandelier
- Imported Italian mural for accent wall with art lighting
- Built-in cabinetry; four drawers and two cabinets
- Two ceiling speakers
- 12" Multi-piece baseboards
- 7.5" European Oak floors

Kitchen – 24' x 12'

- 11' Ceiling
- Three 6-lite steel windows
- Quartz countertops with tile full backsplash
- Stainless steel L'Atelier Paris Haute range with four gas burners and griddle, electric oven, built-in stainless-steel cabinet, and custom stainless steel L'Atelier Paris Haute vent hood
- Stainless-steel Gaggenau dishwasher
- Stainless-steel L'Atelier Paris Haute refrigerator
- Stainless-steel L'Atelier Paris Haute full-size freezer
- Stainless-steel Gaggenau coffee machine
- Stainless-steel Gaggenau microwave
- Custom cabinetry with soft close drawers and cabinet doors
- Four double door glass front display cabinets with LED backlighting
- Porcelain sink with polished nickel faucet
- Pantry with two walls of adjustable shelving
- Kitchen desk station with quartz countertop and built-in cabinetry
- Recessed lighting
- 12" Multi-piece baseboards
- 7.5" European Oak floors

Family Room – 22' x 21'

- 11' Ceiling
- Set of full-lite sliding glass double doors to pool area
- Gas fireplace with stone hearth and mantel
- Two recessed display cases with wooden shelving, recessed display lighting, and built-in cabinetry
- Imported Italian 16-Candle brass chandelier
- Four ceiling speakers
- Recessed lighting
- 12" Multi-piece baseboards
- 7.5" European Oak floors

Breakfast Room – 16' x 15'

- 11' Ceiling
- Set of full-lite sliding glass double doors to covered patio
- Recessed buffet nook with recessed display lighting and built-in cabinetry
- Set of full-lite double doors to covered patio
- Set of full-lite faux double doors
- 12" Multi-piece baseboards
- 7.5" European Oak floors

Mud Room – 20' x 6'

- 11' Ceiling
- One full-lite door to covered patio
- 6' x 6' closet
- Built-in cabinetry with six double door cabinets, two oversized single door cabinets, three drawers, bench seat, and four coat hooks
- Recessed lighting
- 12" Multi-piece baseboards
- 24" x 12" Tile floors

Pool Bathroom – 13' x 5'

- 11' Ceiling
- One full-lite window
- Quartz countertop with waterfall edge
- Porcelain sink with steel faucet
- Two brass wall sconces
- Four drawers and seven cabinets
- Shower with glass door, floor-to-ceiling porcelain tile surround, and quartz bench seat
- Venetian plaster walls
- Recessed lighting
- 12" Multi-piece baseboards
- 24" x 12" Tile floors

Primary Bedroom – 28' x 16'

- 10' Ceiling
- Ten 6-lite windows with blackout shades and motorized drapes
- Double door room entry
- Two 6-candle iron chandeliers with crystal ornaments
- Venetian plaster walls
- Four ceiling speakers
- Recessed lighting
- 12" Multi-piece baseboards
- 7.5" European Oak floors

Primary Bathroom – 20' x 15'

- 10' Ceiling
- Two 6-lite windows with retractable shades
- Identical "his & hers" vanities with quartz countertops and backsplash, porcelain sink with gooseneck faucet, built-in cabinetry, and two brass wall sconces
- Two private lavatory closets
- Freestanding porcelain tub
- Walk-in shower with glass door, quartz bench seat, and floor-to-ceiling tile surround
- Makeup vanity with wooden countertop, built-in cabinetry, and two brass wall sconces
- Brass chandelier with crystal ornaments
- Plaster walls
- Recessed lighting
- 12" Multi-piece baseboards
- Oversized stone tile floors with brass accent inlays

Primary Closet 1 – 15' x 14'

- 10' Ceiling
- Two 4-lite windows with retractable shades
- Two packing islands with marble countertops with waterfall edge and six drawers each
- Ten hanging rods; two dress height
- Two sets of seven adjustable shelves
- Set of nine built-in drawers with marble countertop
- Brass and crystal chandelier
- Recessed lighting
- 12" Multi-piece baseboards
- 7.5" European Oak floors

Primary Closet 2 – 13' x 9'

- 10' Ceiling
- One 4-lite window with retractable shade
- Nine hanging rods; one dress height
- Five overhead open-faced cabinets
- Three sets of seven adjustable shelves
- Set of six built-in drawers with marble countertop
- Brass and crystal chandelier
- Recessed lighting
- 12" Multi-piece baseboards
- 7.5" European Oak floors

Bedroom 1 – 19' x 14'

- 10' Ceiling
- Two 6-lite windows with blackout shades
- 6-Candle iron chandelier
- Cole and Son designer wallpaper accent wall
- Closet (7' x 6') with five hanging rods and a set of eight adjustable shelves
- Recessed lighting
- 12" Multi-piece baseboards
- 7.5" European Oak floors

Bedroom 1 Bathroom – 11' x 5'

- 10' Ceiling
- One full-lite window
- Quartz countertop and backsplash
- Porcelain sink with stainless steel gooseneck faucet
- Six drawers and one cabinet
- Two wooden wall sconces
- Tub/shower combination with tile surround
- Recessed lighting
- 12" Multi-piece baseboards
- 8" Designer tile floors

Bedroom 2 – 16' x 14'

- 10' Ceiling
- Two 6-lite windows with blackout shades
- Nickel chandelier
- Closet (8' x 8') with 6-lite window with blackout shades, six hanging rods, four overhead open-faced cabinets, and a set of eight adjustable shelves
- Recessed lighting
- 12" Multi-piece baseboards
- 7.5" European Oak floors

Bedroom 2 Bathroom – 10' x 7'

- 10' Ceiling
- Quartz countertop and backsplash
- Porcelain sink with stainless steel gooseneck faucet
- Six drawers and one cabinet
- Walk-in shower with glass door, floor-to-ceiling tile surround, and quartz bench seat
- Built-in mirror with LED frame lighting
- Recessed lighting
- 12" Multi-piece baseboards
- 24" x 12" Tile floors

Bedroom 3 – 17' x 15'

- 10' Ceiling
- Four 6-lite windows with blackout shades
- Brass chandelier
- Closet (6' x 5') with three hanging rods, two overhead open-faced cabinets, and a set of seven adjustable shelves
- Recessed lighting
- 12" Multi-piece baseboards
- 7.5" European Oak floors

Bedroom 3 Bathroom – 11' x 5'

- 10' Ceiling
- Quartz countertop and backsplash
- Porcelain sink with polished nickel gooseneck faucet
- Six drawers and one cabinet
- Walk-in shower with glass door, floor-to-ceiling tile surround, and quartz bench seat
- Built-in mirror with LED frame lighting
- Recessed lighting
- 12" Multi-piece baseboards
- Black and white marble tile floors

Upstairs Powder Room – 7' x 5'

- 10' Ceiling
- Quartz countertop with waterfall edge and backsplash
- Porcelain sink with stainless steel gooseneck faucet
- Two stainless steel wall sconces
- One double door cabinet
- Venetian plaster walls
- Recessed lighting
- 12" Multi-piece baseboards
- 8" Designer tile floors

Sitting Room / Media Room – 20' x 15'

- 10' Ceiling
- Three 6-lite windows with blackout shades
- Glass/crystal chandelier
- Designer wall paper accent wall
- Four ceiling speakers and two wall speakers
- Recessed lighting
- 12" Multi-piece baseboards
- 7.5" European Oak floors

Utility Room – 10' x 10'

- 10' Ceiling
- Quartz countertops and porcelain tile full backsplash
- Stainless steel utility sink with gooseneck faucet
- Custom cabinetry with soft close drawers and cabinet doors
- Under cabinet lighting
- Recessed lighting
- 12" Multi-piece baseboards
- Octagonal tile floors

3rdFloor Flex Space

- Gym / Game Room area (46' x 17') with mirrored walls, ceiling speakers, and 7.5" European Oak floors
- Dry bar with quartz countertop, undercounter refrigerator, and cabinet storage
- A/V closet measuring 16' x 5'
- Elevator landing
- Full bath (11' x 5') with marble countertop, walk-in shower with bench seat, and stone tile floors

Garage

- 11' 6" Ceiling
- 2-Car main bay (21' x 20') with 1-car tandem bay (16' x 12' 6")
- Wall-mounted A/C unit
- Wall-mounted storage racks with adjustable brackets
- Epoxy floors



Site Plan / Main Level



MAIN LEVEL
3,224 SQ FT



Overbrook Ln



Upper Level 1 and 2

**Total Finished
Square Footage: 8,341 SQ FT**

Above-Grade: 8,341 SQ FT Below-Grade: N/A

Plus 659 SQ FT 3-Car Garage on Main Level

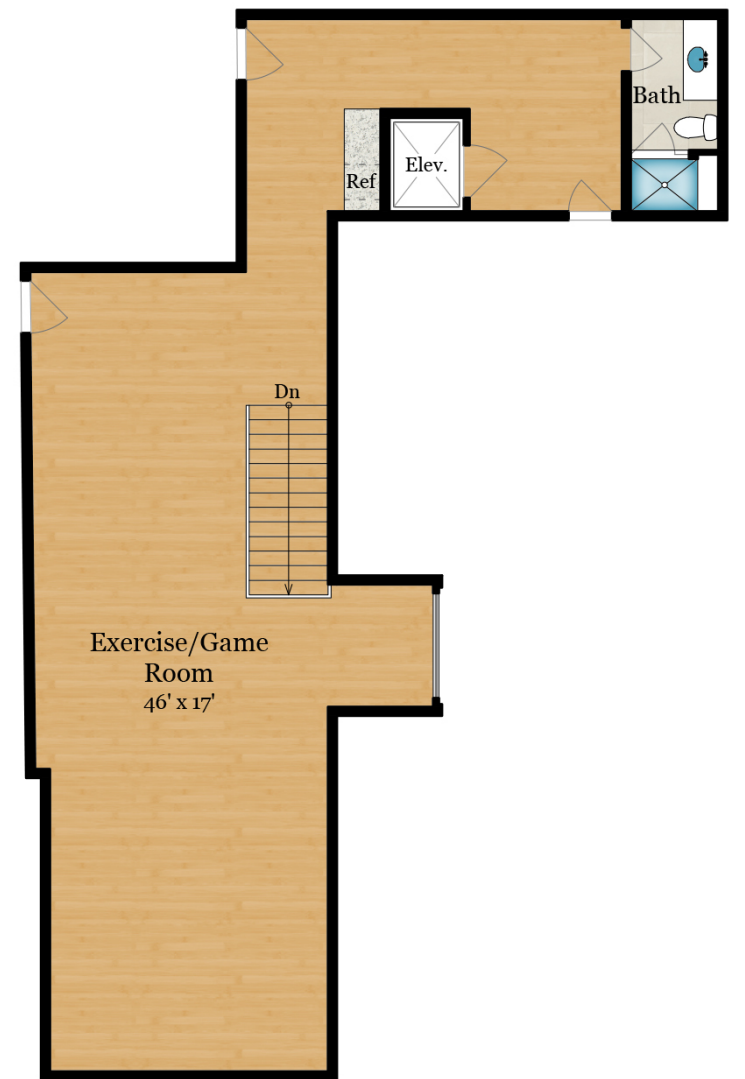
Calculated per ANSI Standard Z765-2003.

* Total Finished & Unfinished Square Footage: 9,000 SQ FT



UPPER LEVEL 1

3,860 SQ FT



UPPER LEVEL 2

1,257 SQ FT

