

# **Misc. Property Details**

## **7111 Old Oak Drive, Dickinson**

Spray foam insulation including closed cell around sun room/  
pool/spa area

Spray foam insulation throughout walls in media room for  
soundproofing purposes

8'x3' solid core interior doors throughout

8" baseboards throughout

Single, double and some triple crown molding throughout

Monogram stainless kitchen appliance package, including 48"  
built-in side-by-side refrigerator

Custom cabinetry, marble countertops, custom tile backsplash,  
pot filler, appliance garage cabinet

Custom stone masonry on barrel ceiling in foyer, fireplace,  
primary bedroom accent wall and columns in media room

Arched ceilings, walls and niches

Tray ceilings with accent lighting in family room, media room  
and primary bedroom

3 types of dimmable lighting

All impact-resistant hurricane windows (including inserts on doors) - no need for boarding up windows for hurricane preparedness

Hurricane anchors on all baseboards (in addition to required hurricane straps)

12' minimum baseplate; 16' and 14' baseplate, as well

6" instead of 4" studs in exterior walls

3/4" plywood instead of 7/16" OSB board

2 - 200 amp electrical panels for 400 amps

23 - 10'-deep concrete piers in foundation

Double-sided, see-through propane fireplace from living room to back patio

Hardwood floors and tile throughout; upgraded, thick carpet and pad in two bedrooms and media room

11 built-in speakers, 4k upscaling laser projector with 120" screen and coordinating theater equipment

CAT6 wiring throughout home for security cameras and audio/visual

Custom built-in window seats and shelves in second and third bedrooms

Custom built-in cabinets and drawers in all bedroom closets, office area, utility room, pantry, and storage closet

Etched glass decorative door to walk-in pantry

Interior panic/storage room with hidden bookcase door

Climate-controlled sun room with 16' sliding glass doors (8' opening), 3 skylights, 4 built-in speakers on ceiling and large screen TV mount

1800+ square foot climate-controlled garage with 12x14, 18x8 and 12x8 insulated garage doors; 22' peak garage ceiling height; 4 built-in speakers in ceiling; Big Ass brand ceiling fan with 4 LED Big Ass brand lights; indoor sport floor throughout garage, taped for basketball/pickleball courts; regulation glass basketball hoop; RV bay with full 50-amp hookup/sewer connection

11'x21' separate storage area next to garage with built-in cabinets and drawers

Sprinkler system in front and side yards

Slate covered front porch, rear patio, rear parking pad and sun room

2 water fountains, front and back yards

Exterior accent/security lighting

Water well

Aerobic septic system (last inspected under maintenance contract 3/2024)

Propane tank (leased and maintained by third party—see addendum)