

2414 WESTGATE DRIVE

ENTRY HALL:

- CUSTOM MAHOGANY ENTRY DOOR
- MARBLE TILE
- 11 FT. CEILING HEIGHT
- CROWN MOLDING
- ARCHWAY OPENING TO FORMAL LIVING
- CHANDELIER
- RECESSED LIGHTING
- ELEVATOR READY CLOSET
- WINDOW WITH CUSTOM DRAPES AND WESTERN EXPOSURE

FORMAL LIVING ROOM:

- HARDWOOD FLOORING
- 11 FT. CEILING
- GAS FIREPLACE & STONE MANTLE
- TWO WINDOWS WITH CUSTOM DRAPES AND NORTHERN EXPOSURE
- CROWN MOLDING
- RECESSED LIGHTING
- SURROUND SOUND INSTALLED

FORMAL DINING ROOM:

- HARDWOOD FLOORING
- 11 FT. CEILING
- CROWN MOLDING
- CHANDELIER
- DOORWAY TO BUTLER'S PANTRY
- SURROUND SOUND INSTALLED

BUTLER'S PANTRY:

- MARBLE TILE FLOORING
- CUSTOM CABINETRY
- PANTRY
- ICE MAKER
- WINE FRIDGE
- SINK
- QUARTZ COUNTERTOP
- CROWN MOLDING
- RECESSED LIGHTING

KITCHEN:

- MARBLE TILE FLOORING
- CROWN MOLDING
- CUSTOM CABINETRY
- QUARTZ COUNTERTOPS
- QUARTZ BACKSPLASH
- SUBZERO STAINLESS-STEEL REFRIGERATOR/FREEZER
- VIKING STAINLESS STEEL SIX-BURNER GAS COOKTOP PLUS GRIDDLE
- THERMADOR VENT HOOD
- VIKING STAINLESS-STEEL DOUBLE OVENS
- VIKING STAINLESS-STEEL MICROWAVE
- VIKING STAINLESS-STEEL DISHWASHER
- STAINLESS STEEL SINK
- CENTER ISLAND
- BAR SEATING SPACE
- BUILT-IN DESK
- SOUTHERN EXPOSURE
- OPENS TO DEN
- CHANDELIER
- RECESSED LIGHTING

DEN:

- MARBLE TILE FLOORING
- 11 FT. CEILING HEIGHT
- TUSCAN BEAMS
- GAS FIREPLACE WITH STONE MANTEL AND WALL MOUNTED MEDIA CONNECTION ABOVE
- BUILT-IN CUSTOM DISPLAY SHELVES WITH STORAGE
- CABINETS BELOW
- WALL OF WINDOWS TO OUTDOOR PATIO
- RECESSED LIGHTING
- EASTERN EXPOSURE

POWDER ROOM:

- TILE FLOORING (extra details)
- DESIGNER WALL COVERING
- VANITY WITH QUARTZ COUNTERTOP AND BEVELED (confirm with Jane)
- MIRROR ABOVE
- TWO WALL-MOUNTED SCONCES
- CROWN MOLDING

1st FLOOR BEDROOM/BEDROOM #4:

- FRENCH DOUBLE DOORS
- HARDWOOD FLOORING
- ENSUITE FULL BATHROOM WITH TUB/SHOWER COMBO WITH MARBLE COUNTERTOP
- CLOSET WITH ABUNDANT STORAGE
- WINDOW WITH CUSTOM SHADE AND EASTERN EXPOSURE
- CROWN MOLDING
- PENDANT LIGHT FIXTURE
- RECESSED LIGHTING

UPSTAIRS LANDING:

- HARDWOOD FLOORING
- WROUGHT IRON RAILING
- CROWN MOLDING
- RECESSED LIGHTING
- SHELVED LINEN CLOSET

PRIMARY BEDROOM:

- COFFERED CEILING
- CHANDELIER
- FRENCH DOORS WITH CUSTOM SHADES OPEN TO JULIET BALCONY
- WINDOWS WITH CUSTOM DRAPES AND EASTERN EXPOSURE
- DROP DOWN PROJECTOR, SCREEN AND SURROUND SOUND
- CROWN MOLDING
- RECESSED LIGHTING
- CARPET FLOORING
- FRENCH DOORS TO PRIMARY BATH

PRIMARY BATH:

- DOUBLE ENTRY DOORS
- MARBLE FLOORING
- CROWN MOLDING
- RECESSED LIGHTING
- SEPARATE VANITIES WITH MARBLE COUNTERTOPS
- BUILT-IN LINEN CABINETS
- MARBLE SHOWER WITH FRAMELESS GLASS ENCLOSURE
- JACUZZI BATHTUB
- TWO PRIVATE WATER CLOSETS, ONE WITH BIDET
- WALK-IN CLOSET AND CEDAR CLOSET
- DIRECTIONAL LIGHTING

- CARPET FLOORING
- EXTENSIVE CUSTOM WARDROBE STORAGE
- TWO BUILT IN DRESSERS

GAME ROOM/MEDIA ROOM:

- HARDWOOD FLOORING
- 11 FT. CEILING HEIGHT
- CROWN MOLDING
- RECESSED LIGHTING AND SPEAKERS
- BUILT-IN DESK WITH SHELVES ABOVE
- WET BAR WITH STONE COUNTERTOP, STAINLESS STEEL SINK, AND BEVERAGE REFRIGERATOR
- SHELVED STORAGE CLOSET
- WINDOWS WITH SOUTHERN EXPOSURE

BEDROOM #2:

- HARDWOOD FLOORING
- CROWN MOLDING
- CHANDELIER
- WALK-IN CLOSET WITH BUILT-IN DRESSER
- ENSUITE BATHROOM WITH SHOWER/TUB COMBO WITH MARBLE COUNTERTOP

BEDROOM #3:

- HARDWOOD FLOORING
- CROWN MOLDING
- CHANDELIER
- WINDOWS WITH CUSTOM DRAPES AND EASTERN EXPOSURE
- WALK-IN CLOSET WITH BUILT-IN DRESSER
- ENSUITE BATHROOM WITH SHOWER/TUB COMBO WITH MARBLE COUNTERTOP

UTILITY ROOM:

- TILED FLOORING
- RECESSED LIGHTING
- CUSTOM CABINETRY
- STONE COUNTERTOP
- STAINLESS STEEL SINK
- FULL-SIZE LG WASHER & DRYER CONNECTIONS
- DRYING RACK

EXTERIOR COURTYARD:

- FIREBOX AND WATER FOUNTAIN
- PROFESSIONAL LANDSCAPING WITH IRRIGATION SYSTEM
- OUTDOOR GRILL WITH NATURAL GAS CONNECTION
- FRENCH DRAIN SYSTEM
- MOSQUITO SYSTEM
- WIRED FOR SURROUND SOUND

ADDITIONAL INFORMATION:

- YEAR BUILT: 2003 (PER HCAD)
- HOME SIZE: 5,253 SQ. FT. (PER HCAD)
- LOT SIZE: 5,550 SQ. FT. (PER HCAD)
- ELEVATOR READY
- TWO-CAR ATTACHED GARAGE WITH EPOXY FLOOR FINISH
- GARAGE STORAGE SYSTEM
- WHOLE HOME VACUUM SYSTEM

INCLUSIONS:

- GARAGE TECH SYSTEM
- OUTDOOR NATURAL GAS GRILL
- ALL DRAPES AND SHADES

- ALL LIGHT FIXTURES
- MOSQUITO MISTING SYSTEM
- FRONT DOOR POTS AND PLANTINGS
- ALL REGULAR TV'S (4)
- PROJECTION TV PRIMARY BEDROOM
- ALL APPLIANCES INCLUDING WASHER/DRYER AND TWO (2) UNDERCOUNTER WINE COOLERS

EXCLUSIONS:

- METAL SCULPTURE IN FRONT YARD
- ART/TV COVERING IN UPSTAIRS GAME ROOM
- RED WORMS DRAPES
- WINE FRIDGE IN GARAGE

SOME FURNITURE IS AVAILABLE FOR PURCHASE AND A LIST CAN BE PROVIDED UPON REQUEST.