



Notable Features + Amenities

3 Bedrooms | 3 Full and 1 Half Baths | 2-Car Attached Garage
3,751 Sq. Ft. (Per HCAD) | 4,250 Lot Sq. Ft. (Per HCAD) | Built in 2005 (Per HCAD)

Home Miscellaneous

- AC Units: Rheem installed 7/2021, Trane installed 8/2017
- Solar panels: 23 of the largest solar panels available for residential application; surplus power stored in two Tesla batteries; installed 18 months ago for \$82,000 (circa 12/2023); more information available upon request
- Tankless hot water heaters
- Nest smoke alarm
- Roman shades on all windows to be included
- Elevator shaft present; currently used as closets
- Built-in sound system
- Stainless-steel built-in gas-powered grill (exterior of home)
- Two water meters; one for inside and one for outside
- Mosquito repellent system
- Exterior sprinkler system
- Calligan water softener and filter
- Landscape lighting
- ADT remote alarm control

Formal Living Room – 15' x 14'

- 11' Coffered ceiling with cove lighting
- Full-lite arched window
- Adjacent Foyer with solid wood front door and two 2-lite windows with arched transoms
- 6-Candle wrought iron chandelier with glass shade
- Two ceiling speakers
- Recessed lighting
- 6" Multi-piece crown moulding
- 8" Baseboards
- 15" Travertine tile floors

Dining Room – 16' x 14'

- 11' Coffered ceiling with cove lighting
- Two full-lite arched windows
- Adjacent stair hall with grand spiral staircase with wrought iron balustrade and full-lite clerestory windows
- 12-Candle wrought iron chandelier
- Two ceiling speakers
- Recessed lighting
- 6" Multi-piece crown moulding
- 8" Baseboards
- 15" Travertine tile floors

Family Room – 20' x 17'

- 11' Coffered ceiling with box beam cross timbers
- Three full-lite windows
- One full-lite door to patio
- Set of full-lite double doors to patio
- Gas fireplace with gas stone mantel
- Two built-in bookcases with adjustable shelving and cabinet storage
- Ceiling fan
- Two ceiling speakers
- Recessed lighting
- 6" Multi-piece crown moulding
- 8" Baseboards
- 15" Travertine tile floors

Powder Room – 5' x 5'

- 10' Ceiling
- Plaster walls and ceiling

- Furniture-style vanity cabinet with granite countertop and backsplash
- Kohler commode
- Recessed lighting
- 6" Multi-piece crown moulding
- 8" Baseboards
- 15" Travertine tile floors

Butler's Pantry – 8' x 4'

- 10' Ceiling
- Granite countertop and backsplash
- Built-in cabinet storage with overhead glass front display cabinets and under cabinet lighting
- Recessed lighting
- 6" Multi-piece crown moulding
- 8" Baseboards
- 15" Travertine tile floors

Kitchen – 20' x 9'

- 11' Coffered ceiling with cove lighting
- Six full-lite windows
- Granite countertops with travertine full tile backsplash
- Island with sink, dishwasher, and cabinet storage
- Stainless steel dual basin sink with polished nickel faucet
- Stainless steel Bosch dishwasher
- Stainless steel SubZero double door refrigerator/freezer combo
- Marvel stainless steel wine refrigerator; double unit, housed in the elevator shaft
- Stainless steel Viking cooktop with four gas burners, griddle, and gas grill top
- Stainless steel Thermador dual ovens
- Stainless steel vent hood set in custom housing
- Custom cabinetry with under cabinet lighting
- Pantry with built-in shelving (5' x 4')
- Three hanging pendant light fixtures
- Two ceiling speakers
- Recessed lighting
- 6" Multi-piece crown moulding
- 8" Baseboards
- 15" Travertine tile floors

Breakfast Room – 16' x 10'

- 10' Ceiling
- 8-Lite window with Roman shades
- 6" Multi-piece crown moulding
- 8" Baseboards
- 15" Travertine tile floors

Mud Room / Desk Space - 8' x 5'

- 10' Ceiling
- One full-lite window
- Full-lite door to exterior
- Garage access
- Built-in desk with stone countertop and cabinet storage
- Recessed lighting
- 6" Multi-piece crown moulding
- 8" Baseboards
- 15" Travertine tile floors

Primary Bedroom – 21' x 18'

- 10' Coffered ceiling
- Full-lite double doors to private balcony

- Three 2-lite windows with Roman shades
- One full-lite arched window
- Double doors to Primary Bath
- Ceiling fan
- Two ceiling speakers
- Recessed lighting
- 4" Crown moulding
- 6" Multi-piece baseboards
- 2" Hardwood floors

Primary Bath - 17' x 10'

- 12' Barrel vaulted ceiling with stencil designs
- Three full-lite frosted glass windows; center window is arched
- Two vanities with granite countertops and built-in cabinet storage; one vanity has make-up station
- Shower set in floor-to-ceiling travertine tile surround with seamless glass door and stainless-steel hardware
- Jetted tub set in granite slab surround with travertine tile backsplash
- Private lavatory closet
- Built-in linens cabinetry
- Recessed lighting
- 4" Crown moulding
- 6" Baseboards
- 15" Travertine tile floors; laid diagonally

Primary Closet - 15' x 11'

- 10' Ceiling
- Programme Martin storage system
- Fifteen fixed hanging rods; three dress height
- Ten drop-down hanging rods
- Built-in shoe storage shelving
- Twenty-two clear front drawers with various storage dividers
- Five pull-out robe/jacket hanging rods
- Two tie storage rods
- One belt storage rack
- Fluorescent lighting
- 4" Crown moulding
- Carpet floors

Study / Sitting Room – 17' x 15'

- 10' Ceiling
- 2-Lite window with Roman shades
- Two full-lite windows; one is arched
- Set of full-lite double doors to 2nd floor patio
- Built-in cabinetry with faux burl wood Finnish
- Ceiling fan
- Two ceiling speakers
- Recessed lighting
- 6" Crown moulding
- 6" Multi-piece baseboards
- 2" Hardwood floors

Utility Room - 9' x 5'

- 9' Ceiling
- Granite countertop with stainless steel utility sink
- Built-in cabinet storage
- Space for full-size washer and dryer; current washer and dryer included in sale
- Pendant light fixture
- 6" Baseboards
- 12" Tile floors

Notable Features + Amenities

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Bedroom 1 – 17' x 13'

- 10' Ceiling
- Full-lite window
- 2-Lite window
- En-suite private bathroom
- Ceiling fan
- 4" Crown moulding
- 6" Baseboards
- Carpet floors

Bedroom 1 Bath - 8' x 7'

- Vanity with stone slab countertop and backsplash and custom cabinetry
- Built-in linen cabinetry
- Tub/shower combo set in tile surround
- Kohler commode
- Walk-in closet with built-in storage
- 3-Bulb stainless steel vanity sconce with frosted glass shades
- Recessed lighting
- 4" Crown moulding
- 6" Baseboards
- 18" Tile floors

Bedroom 2 – 17' x 13'

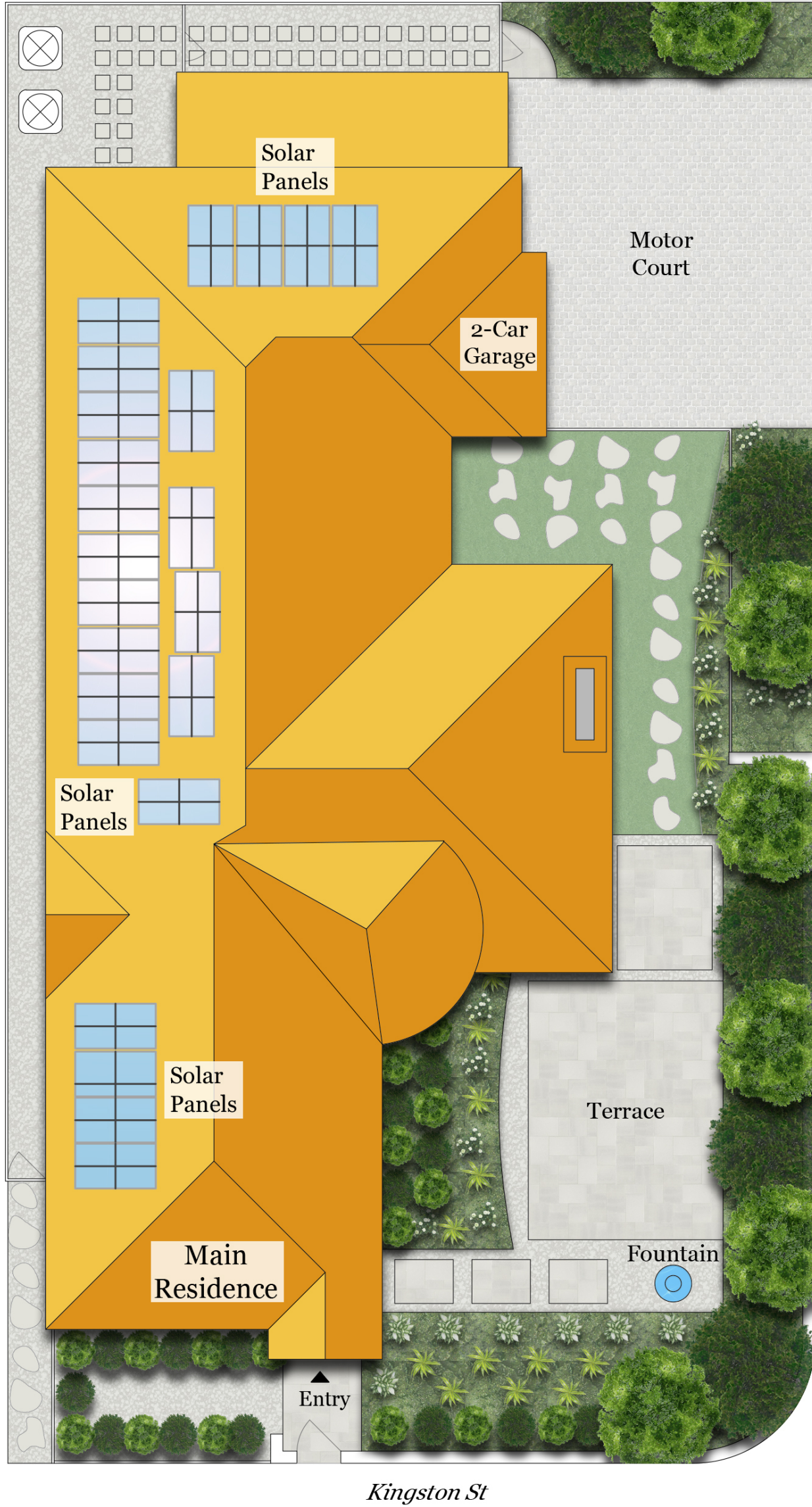
- 10' Ceiling
- 2-Lite window
- Full-lite arched window
- Walk-in closet with built-in storage
- Lavatory access
- Ceiling fan
- 4" Crown moulding
- 6" Baseboards
- Carpet floors

Upstairs Full Hall Bath - 12' x 5'

- Vanity with stone slab countertop and built-in cabinetry
- Private lavatory closet with tub/shower combo set in tile surround and Kohler commode
- Stainless steel vanity sconce with frosted glass shades
- Built-in linen cabinet
- Recessed lighting
- 4" Crown moulding
- 6" Baseboards
- 18" Tile floors

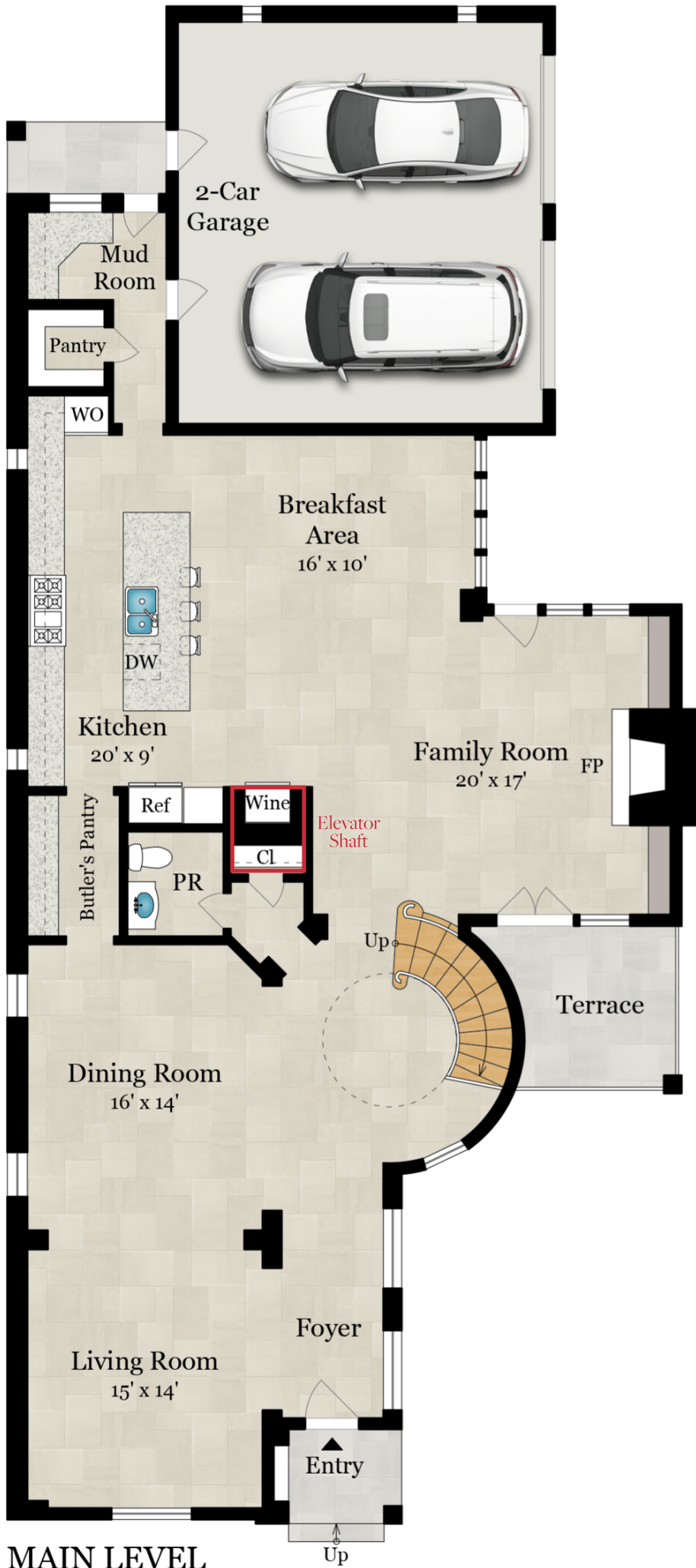
Exclusions

- Breakfast Chandelier
- Powder bathroom mirror





Floor Plans



**Total Finished
Square Footage: 4,147 SQ FT**

Above-Grade: 4,147 SQ FT Below-Grade: N/A

Plus 506 SQ FT 2-Car Garage on Main Level

Calculated per ANSI Standard Z765-2003.



* Total Finished & Unfinished Square Footage: 4,653 SQ FT