

Features and Updates - 4511 Upper Oxbow Trace - Fulbrook

General Description:

- Built in 2006 by Steve Epps Custom Homes Inc
- 6003 square feet per Appraisal District
- 96,703 square feet - 2.2 acres = lots 6&7
- HOA \$1199 per lot covers trash collection, community landscaping and upkeep of Common areas
- Both lots back to Oxbow Lake
- Low tax rate of only 1.97 before exemptions
- 4 Bedrooms + 2 flex bedrooms for conversion
- 4 Full bathrooms and 1 guest half bath
- 4 HVAC units
- 3 On-Demand tankless water heaters
- Tech Shield radiant barrier
- 3 Gas fireplaces (2 wood burning)
- 3 Bay garage with 2 car porte cochere
- Generac 42 KW generator (hardwired)
- Central vacuum system
- Water softener system
- Game room/Media room with Kitchenette
- Guest house
- Outdoor kitchen
- Swimming pool and hot tub
- Extended loggia
- Upstairs balcony
- Mosquito misting system

General Description cont:

- Security system and smoke detectors hard-wired and monitored by ADT
- Soffit outlets for Christmas lights
- Sprinkler system - beds and yard
- Auto driveway gate
- Additional driveway turnaround pad
- Extra wide driveway for guests
- Wraparound front porch
- Aerobic Septic system

Regular Maintenance Contracts:

- Weekly pool maintenance
- F. Price Construction for aerobic wastewater and treatment system
- Landscaping with weekly/semi-weekly regular service and seasonal maintenance
- WDI and Mosquito Misting System Quarterly
- TruGreen - trees and lawn
- Arborcare- insecticide for trees
- Living Water - quarterly service

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Updates:

- Generac 48KW 120/240 volt, single phase generator with Generac 200 AMP, Single phase automatic transfer switch with new concrete pad with gas line connection
- Two - 5 Ton HVAC systems and Two - 3 Ton HVAC systems
- Thermostat replacement
- Roof approximately 2 years old
- Water well for pool and sprinklers
- Wrought iron driveway gate with Liftmaster gate operator
- Geoshield window film installation in dining area, library and guest house facing the pool area
- Coping resealed along flagstone with 15 year warranty for workmanship and material defects
- Pool pump replacement
- Insecticide soil injection from Arbor Care Inc
- Shelves added to guest house and maintenance items
- Recent paint interior and exterior

Updates Cont:

- Installation of outdoor ceiling fan
- Door bell - replaced transformer, added phone line, replaced 2 fluorescent fixtures
- Sprinkler head replacement and system audit
- Regular pest control service and mosquito nozzle replacement and barrel
- Mosquito misting service and pest control service
- Water softener service and treatment
- Exterior stain and paint outdoor kitchen and rails
- Sonos surround system
- Mature Pecan and live oak trees some over 100+ years old

3 Car Garage:

- Three separate bay doors
- Three separate garage door openers
- Hard-wired smoke detectors monitored by ADT
- Additional storage areas and upper cabinet storage with painted garage floors
- Exterior door to separate fenced area behind guest house

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Mudroom Area:

- Built-in Coat Rack
- Built-in drawer storage
- Glass half door from double car porte cochere

Utility Room (12 x 10):

- Built-in cabinetry w/ under cabinet lighting
- Hard surface counters with soaking sink
- Built-in ironing board with electrical outlet
- Refrigerator cabinet nook with water connections (with removable doors, currently a storage closet)
- Timed exhaust vents

Entry and Foyer:

- Two story entry with glass etched double front doors
- Hardwood stair treads
- Built-in wooden entry coat rack

Library(14x13) w/downstairs office (7x6):

- Two story with double glass half door entry
- Gas starter, wood burning fireplace with two story stone detail
- Wood ceiling detail and built-in book shelves
- Office with lowered doors has under and over cabinet lighting

Library(14x13) w/downstairs office cont:

- Flex space for extra guest bedroom
- Custom file drawers and built-in trash bin
- Built-in desk

Kitchen (16 x 15) & Breakfast (12x12):

- Thermador 6 extended burner stove with griddle and double oven
- Thermador exhaust and heat lamp
- Thermador warming drawer
- Thermador side by side refrigerator with cabinet front
- Thermador microwave
- Kohler farm sink
- Kohler vegetable sink with disposal on island
- Built-in pull out waste bin
- Extra deep pot drawers
- Additional banks of storage drawers throughout the island and bank of walls
- Auto light pantry with spice rack
- Under and above cabinet lighting
- Eat-in island
- Bead board beamed ceilings
- Granite counters and tile counter island
- Breakfast area overlooks the loggia

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Great Room (20x20):

- *Two story with custom Roman shades*
- *Hardwood flooring with floor plus*
- *Gas fireplace with remote*
- *Built-in decorative mirror*
- *Built-in entertainment center with surround sound receiver cabinets*
- *Opens to kitchen*

Dining Room (15x14):

- *Extra wide base molding and chair rail*
- *Coved ceilings with rope light detail*
- *4 speaker surround sound*
- *French door detail*
- *Specialty wall paper detail*

Butler's Pantry and Wet Bar:

- *Copper sink*
- *Wine chiller*
- *Glass front cabinets with under cabinet lighting*
- *Linen and silver storage drawers*

Master Suite (18 x 16) & Sitting Area (16x8):

- *Hardwood flooring*
- *Built-in entertainment center with 6 drawers, component cabinet and display space*
- *Sitting area with custom plantation shutters*
- *Cove ceilings with recessed and rope lighting*

Master Bathroom:

- *Glass and wood double door entry*
- *Half barrel wood bead board ceiling detail*
- *Stacked storage cabinetry*
- *Built in vanity area*
- *Oversized shower with multi shower heads and rain head*
- *Claw foot bathtub on pedestal stand*
- *Dual closets at each end of the bathroom with auto light, built-in shoe racks, pull down upper level rods, built-in drawer cabinetry and upper transom windows for natural light*
- *Surround sound and on demand water heater controls*
- *Timed exhaust vents*

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Game Room (20x17) with Kitchenette:

- Kitchenette with Thermador microwave, refrigerator and sink
- Double dormer windows
- Desk area with built-in file drawer + trash bin
- Attic access with extra decked storage and hardwired, monitored smoke detectors

Bedroom 2 (15x13) with adjacent full bathroom:

- Hardwood flooring
- Front yard view
- 2" blinds
- Full bath access
- Extra deep closet with windows
- Storage cabinetry

Additional Upstairs features:

- Recessed lighting
- Built-in desk area with under and upper cabinet lighting
- Custom file drawers and built-in trash bin
- Cat walk and balcony overlooking grand living area and front entry

Additional Upstairs features cont:

- Outdoor upstairs back balcony with beamed ceilings overlooking the pool and lake with mosquito misting system
- Cable control and internet utility closet
- Separate HVAC unit and on demand tankless hot water heater

2nd Upstairs Master (15x15) & Sitting Area (17 x 11) with Ensuite Bathroom:

- Hardwood flooring with additional desk and sitting area
- Full ensuite bathroom with storage and large walk-in closet
- Sitting area with built-in desk
- Built in file drawer and trash bin
- Under cabinet lighting
- Window seat with storage overlooking the lake

Upstairs Craft Room (20x12):

- Hardwood floors
- Climate controlled for storage or craft area
- Attic access with extra decked storage
- Flex space

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Upstairs Craft Display Room (13x7):

- Juliette balcony overlooking the two-story library
- Attic access with extra decked storage

Guest House Living Area (19x17):

- Beamed cathedral ceilings with recessed lighting
- Intercom access to main house
- Door bell alert from main home front door
- Separate HVAC and on demand hot water heater
- Surround sound speakers
- Professionally tinted windows
- Central vacuum

Guest House Kitchen

- Bosch stainless steel and black: microwave, 4 wide burner full range and oven and dishwasher
- Under cabinet lighting

Guest House Bedroom:

- Large, oversized walk-in closet
- Laundry room closet with washer and dryer connections/louvered door

Guest House Bathroom:

- Full bathroom with oversized shower and bench
- Sliding door access to guest house
- Exterior door access from loggia for pool bath access

Exterior back:

- Deep loggia with shaded sitting areas
- Outdoor wood burning fireplace
- Ceiling fans
- Sound speakers
- Outdoor kitchen with recent ice maker, recent refrigerator, grill/smoker/roisserie, sink
- Open space above grill for cross ventilation
- Cool deck around swimming pool with tanning shelves and bubblers
- Hot tub with waterfall into pool area
- Mosquito misting system
- Fenced pool equipment and storage

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Additional Fulbrook Information:

- *Currently 1035 acres with 200+ acres dedicated to permanent open space*
- *1-3 acre wooded and waterfront sites*
- *Strict architectural guidelines and deed restrictions to preserve character and protect the residents' lifestyle*
- *Authorized builders only*
- *Miles of trails*
- *Martinville Commons Birdhouse Village- popular bird spotting*
- *Lakes filled with fish + Boat House with Boat slips for rent*
- *Gazebo construction project for community events*
- *Fulbrook conservation projects include native prairie grass restoration program, vigorous tree protection plan and major efforts to control nighttime light pollution*
- *Community water system by Aqua Texas*

City of Fulshear:

- *Westpark Tollway + FM 1093 expansion project from Hwy 99 to Fulshear per FB County/TxDOT construction start scheduled 2013*
- *Fulshear has world class shopping and restaurants*
- *Lamar Consolidated Schools: Morgan Elementary, Roberts Middle(6th grade), Leaman Junior High(7th, 8th), Fulshear High School*
- *Police - Fort Bend Sheriff Department*
- *Fire Department -Fulshear Simonton VFD*
- *Approx nine minutes to Hwy 99/Grand Parkway*
- *Less than an hour to the Texas Medical Center, Downtown Houston and the Galleria area*

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