

# 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 & Western Exposure

## **FORMAL LIVING ROOM:**

- Hardwood Flooring
- 11 ft. Ceiling Height
- Gas Fireplace & Stone Mantle
- Two Windows with Custom Drapes & Northern Exposure
- Crown Molding
- Recessed Lighting
- Surround Sound Installed

## **FORMAL DINING ROOM:**

- Hardwood Flooring
- 11 ft. Ceiling Height
- Crown Molding
- Chandelier
- Doorway to Butler's Pantry
- Surround Sound Installed

## **BUTLER'S PANTRY:**

- Marble Tile Flooring
- Custom Cabinetry
- Pantry
- Ice Maker
- Wine/Beverage Cooler
- 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
- Wall Mounted Media Connection
- Built-In Custom Display Shelves with Storage Cabinets Below
- Wall of Windows to Outdoor Patio
- Recessed Lighting
- Eastern Exposure

**POWDER ROOM:**

- Tile Flooring
- Designer Wall Covering
- Vanity with Quartz Countertop & Beveled Mirror
- Two Wall-Mounted Sconces
- Crown Molding

**1<sup>st</sup> FLOOR BEDROOM / BEDROOM #4:**

- French Double Doors
- Hardwood Flooring
- Ensuite Full Bathroom with Tub/Shower Combo
- Marble Countertops
- Closet with Abundant Storage
- Window with Custom Shade & 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 & Eastern Exposure
- Motorized Projection TV Screen from Ceiling with Surround Sound
- Crown Molding
- Recessed Lighting
- Carpet Flooring
- French Doors to Primary Bathroom

**PRIMARY BATH:**

- 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 & 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 & Speakers
- Built-In Desk with Shelves Above
- Wet Bar with Stone Countertop, Stainless-Steel Sink & Wine/Beverage Cooler
- 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
- Marble Countertops

**BEDROOM #3:**

- Hardwood Flooring
- Crown Molding
- Chandelier
- Windows with Custom Drapes & Eastern Exposure
- Walk-In Closet with Built-In Dresser
- Ensuite Bathroom with Shower/Tub Combo
- Marble Countertops

**UTILITY ROOM:**

- Tiled Flooring
- Recessed Lighting
- Custom Cabinetry
- Stone Countertops
- Stainless-Steel Sink
- Full-Size LG Washer & Dryer Connections
- Drying Rack

**EXTERIOR COURTYARD:**

- Firebox & Water Fountain
- Professional Landscaping with Irrigation System
- Outdoor Grill with Natural Gas Connection
- French Drain System
- Mosquito Misting 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
- Whole Home Vacuum System
- Two-Car Attached Garage with Epoxy Floor Finish
- Garage Storage System

**INCLUSIONS:**

- All Light Fixtures
- All Regular TV'S (4)
- Motorized Projection TV in Primary Bedroom
- All Appliances Including Washer/Dryer & Two (2) Undercounter Wine/Beverage Coolers
- Whole Home Vacuum System
- Garage Storage System
- Outdoor Natural Gas Grill
- Mosquito Misting System
- Front Door Pots & Plantings

**EXCLUSIONS:**

- Art/Custom TV Covering in Upstairs Game Room / Media Room