

# 6136 KIRBY DR. | Features + Improvements†

## **GENERAL FEATURES**

Designed By: Gordon Wittenburg  
 Builder: Peter Serebrenik  
 House SqFt: 3,823\* (does not include separate guest house)  
 Lot SqFt: 7,300\*  
 Year Built: 1996\*  
 2023 Taxes: \$35,404 (no exemptions)

## **FIRST FLOOR MUDROOM**

- Porcelain floor
- On-site custom built cabinets with quartz counters
- Aluminum glass door leading to backyard
- Dry bar with mini refrigerator

## **SECONDARY BEDROOMS (12' X 13', 12' X 12')**

- Hardwood floors
- Glass/aluminum closets with sliding glass doors
- Built-in desk area

## **FULL BATH**

- Semi above-mount sink
- Recessed lighting
- Porcelain floor
- Custom floor-to-ceiling inverted tile
- Smart commode
- Mirror
- LG Thin Q washer/dryer

## **SECOND FLOOR**

- 4' X 4' porcelain body tile throughout
- Two triple-paneled 10' glass accordion doors opening living/dining/kitchen to second-floor patio
- Track custom lighting
- Corked wall and brass sconces leading to third floor

## **OPEN LIVING AND DINING AREA (19' X 12', 19' X 15')**

- Electric fireplace
- Custom lighting with crystals (LED)
- Exposed ceiling
- Speakers

## **KITCHEN (19' X 11')**

- Island, sink and faucet with custom overhead lighting
- Soft-close drawers/cabinets
- Custom-built panels for appliance wall (refrigerator, freezer, wine coolers and wine storage)
- Wine refrigerator holds approximately 300 bottles
- Illuminated shelving
- Thermador six-burner stove top with grill
- Thermador refrigerator
- Thermador double oven with warming drawer
- Thermador island hood
- Thermador built-in microwave
- Thermador speed oven
- Thermador dishwasher
- Suspended glass and brass shelving
- Walk-in pantry

## **ENTERTAINMENT TERRACE (49' X 12')**

- Located off kitchen and living
- Illuminated rod lighting
- Thermador Wi-Fi refrigerator
- Freezer (separate)
- Scotsman ice maker
- Commerical Tandoor oven
- BeefEater grill
- Sink

## **THIRD FLOOR**

### **PRIMARY BEDROOM (19' X 17')**

- Hardwood floor
- Speakers
- Recessed lighting
- Custom chandelier
- Custom suspended sconces from ceiling
- Walnut wall with hidden access door to spacious primary closet and bath
- Custom walk-around, aluminum and glass floor-to-ceiling custom closet with red leather drawers

### **PRIMARY BATH**

- Porcelain flooring
- Separate walk-in shower with wand, rain shower and bench
- Badeloff standalone tub
- Caesarstone counters with double sinks
- Two sinks
- Separate water closet with smart commode
- Soft-close drawers
- Rectangular sconce custom lighting
- LG Thin Q high allergy friendly washer and dryer
- Access to private patio
- Open third floor balcony with concrete flooring

### **GUEST QUARTERS/SEPARATE BUILDING (19' X 12')**

- Accessible by separate outside staircase
- Expanse windows open fully for natural light and air
- Mitsubishi split HVAC system
- Full bath with smart commode and shower
- Hidden storage room
- Vinyl floor

## **ADDITIONAL FEATURES**

- Elevator to all three floors
- Viking controlled sliding gate
- Four-panel 8' X 8' bi-fold sliding windows on both first and second floor patios
- Remote-controlled commodes
- Three 5-ton Trane HVAC (less than two years old)
- One 2-ton HVAC (2021-2022)
- Pool
- Control Panels for A/V/speaker/intercom system in every room
- Control 4 app able to control all over lighting
- Large reversible fans on both first and second floor patios
- Kohler natural gas generator (less than two years old)
- Exterior/interior security system (16 cameras)
- Two tankless water heaters (less than two years old)

†Per Seller. \*Information approximate per Appraisal District. Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.