



## Notable Features + Amenities

**6 Bedrooms | 7 Full Bathrooms | 2-Car Detached Garage | Garage Apartment with Kitchen and Full Bathroom (851 Sq. Ft. Per HCAD) 6,382 Building Sq. Ft. (Per HCAD) | 12,684 Lot Sq. Ft. (Per HCAD) | Built in 2015 (Per HCAD)**

### Home Miscellaneous

- Roof maintenance and re-sealing; performed maintenance on slate roofing system – replaced broken slate, seal all exposed nails, seal all hip and ridge and valley conditions as necessary, check and seal all roof penetrations as necessary, re-seal chimney flashing
- Installed two new tankless water heaters; NAVIEN NPE-240A2; (2024)
- HVAC inspected and maintenance work performed; Dual Capacitors replaces on both condensers, cleaned and painted flue pipes on three units, cleaned the evaporator coils, replaced all three filters (2024)
- Resealed and caulked all windows, HVAC lines, light fixtures, house bib, gas line, vent cap, and exterior piping (2024)
- Caulked all vertical joints
- Resealed and replaced window casement hardware on a number of windows
- Fireplaces inspected and serviced.
- Gutters were cleaned and resealed at the joints and the downspouts were repaired, reconnected, and sealed.
- New epoxy floor in the garage (2024)
- Moss Landscaping: Irrigation (sprinkler) systems serviced and functional and lawn detailing by Moss (2024)
- Detached 2-Car Garage (23' x 21') with gardeners' half-bathroom and surplus utility room ((18' x 8')
- Detached garage apartment with kitchen and full bathroom
- Gated driveway with surplus parking in front
- Surplus built-in storage cabinetry and hall-closet on second floor
- Space for surplus washer and dryer units in hall closet on second floor across from full-size utility room

### Formal Living Room – 21' x 15'

- 12' Ceiling
- Four 4-lite windows
- Gas fireplace with glass cover and marble slab mantel
- Built-in bookcase with cabinet and glass shelving
- Wired for chandelier
- Recessed lighting
- Crown moulding
- Baseboards
- 24" Marble tile floors

### Formal Dining Room – 23' x 14'

- 12' Ceiling
- Three 4-lite windows
- Sliding pocket double doors to Formal Living Room
- 8-Candle chandelier
- Recessed lighting
- Crown moulding
- Baseboards
- 24" Marble tile floors

### Family Room – 30' x 17'

- 12' Ceiling
- Five 6-lite windows with 2-lite transoms
- Gas fireplace with glass cover and marble slab mantel
- Built-in cabinetry with drawer and shelf storage
- Wall-mounted display shelving
- Recessed lighting
- Crown moulding
- Baseboards
- 5" Hardwood floors

### Library / Office – 15' x 14'

- 12' Ceiling
- 14-Lite window
- Set of French double doors to Foyer
- Two built-in bookcases with cabinets and shelving
- Storage closet with sliding double door and built-in shelving
- Recessed lighting
- Crown moulding
- Baseboards
- 5" Hardwood floors

### Kitchen – 21' x 15'

- 12' Ceiling
- Two 8-lite windows
- Stone slab countertops with marble mosaic tile full backsplash
- Walk-in pantry with built-in drawers and shelving
- Space for a 60" range with gas connection
- Zepher vent hood
- Space for two 24" dishwashers
- Space for a 48" refrigerator
- Space for a 24" microwave drawer
- Two ceramic deep-basin sinks with brass finished faucets and restaurant-grade sprayer attachments
- Oversized island with stool seating and built-in cabinets
- Custom cabinetry with soft close doors and drawers
- Two 4-candle brass chandeliers
- Recessed lighting
- Crown moulding
- Baseboards
- 24" Marble tile floors

### Mud Room – 12' x 7'

- 11' Ceiling
- 6-Lite window
- 8-Lite door to motor court
- Set of 8-lite sliding double doors
- Built-in cabinetry with storage bench, brass coat hooks, and bead board wall paneling
- Recessed lighting
- Crown moulding
- Baseboards
- 5" Hardwood floors

### Powder Bathroom – 10' x 9'

- 10' Ceiling
- Full bathroom
- 4-Lite window
- Dual sink vanity with stone countertop and waterfall edge, brass hardware, and cabinet/drawer storage
- Shower with glass door and floor-to-ceiling marble tile surround
- Recessed lighting
- Baseboards
- 24" Marble tile floors

### Downstairs Bedroom – 18' x 15'

- 12' Ceiling
- Two 4-lite windows
- Two 6-lite windows
- Walk-in closet with sliding double door entry and built-in hanging rods, shelving, and two dressers
- Wall wiring for TV mount
- En-suite bath
- Recessed lighting
- Crown moulding
- Baseboards
- 5" Hardwood floors

### Downstairs Bedroom Full Bathroom – 11' x 11'

- 12' Ceiling
- 4-Lite window
- Dual vanities with stone countertops, sinks with brass hardware, cabinet and drawer storage; one vanity has a makeup station with knee space
- Freestanding tub with brass faucet
- Shower with glass door, floor-to-ceiling stone tile surround, and brass hardware
- Three 3-bulb vanity sconces
- Recessed lighting
- Crown moulding
- Baseboards
- 12" Marble tile floors

### Primary Bedroom – 21' x 15'

- 10' Ceiling
- Second floor location
- Four 4-lite windows
- Double door entry
- Double door to bathroom
- Wiring for two chandeliers
- Recessed lighting
- Crown moulding
- Baseboards
- 5" Hardwood floors

### Primary Bathroom – 22' x 9'

- 10' Ceiling
- One 4-lite window
- Dual sink vanity with brass hardware, stone slab countertop, and built-in cabinet/drawer storage
- Makeup vanity with knee space and built-in drawer storage
- Private lavatory closet with 4-lite window
- Oversized shower set in glass enclosure with two brass rainfall shower heads, a freestanding tub with brass faucet, and a floor-to-ceiling marble tile surround
- Three overhead vanity sconces
- Recessed lighting
- Crown moulding
- Baseboards
- Oversized tile floors

### Primary Closet 1 – 14' x 9'

- 10' Ceiling
- Two 4-lite windows
- Eleven hanging rods; three dress height
- Built-in dresser with soft close drawers
- Built-in adjustable shelving
- Overhead cabinet storage
- Recessed lighting
- Crown moulding
- Baseboards
- 5" Hardwood floors

### Primary Closet 2 – 8' x 4'

- 10' Ceiling
- Three hanging rods; one drop-down overhead rod
- Built-in dresser with soft close drawers
- Built-in adjustable shelving
- Overhead cabinet storage
- Recessed lighting
- Crown moulding
- Baseboards
- 5" Hardwood floors

### Utility Room – 14' x 8'

- 10' Ceiling
- Second floor location
- 4-Lite window
- Space for a full-size washer and dryer; with gas and electric connections; set in a marble tile drain pan
- Slab-stone countertop with stainless steel utility sink and built-in cabinet/drawer storage
- Closet with built-in hanging rods and adjustable shelving
- Recessed lighting
- Crown moulding
- Baseboards
- 5" Hardwood floors

### Bedroom 1 – 15' x 14'

- 10' Ceiling
- Two 4-lite windows
- Closet with sliding double door entry and built-in hanging rods and cabinetry
- Wall wiring for tv mount
- Recessed lighting
- Crown moulding
- Baseboards
- 5" Hardwood floors

## 2211 Troon Road

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### Bedroom 1 Bathroom – 14' x 9'

- 14' Cathedral Vaulted Ceiling
- 4-Lite arched window
- Vanity with stone countertops, sink, makeup station, and cabinet/drawer storage
- Free-standing tub with polished nickel hardware
- Shower with glass enclosure and floor-to-ceiling stone tile surround
- Built-in cabinet storage
- Recessed lighting
- Marble tile baseboards
- 12" x 24" Marble tile floors

### Bedroom 2 – 19' x 15'

- 10' Ceiling
- Set of three bay windows with bench seat
- Two 4-lite windows
- Wall wiring for tv mount
- Two closets with sliding pocket door entries, built-in hanging rods, and built-in dressers
- Recessed lighting
- Crown moulding
- Baseboards
- 5" Hardwood floors

### Bedroom 2 Bathroom – 15' x 6'

- 10' Ceiling
- 4-Lite window
- Vanity with stone countertop, sink, and cabinet/drawer storage
- Free-standing tub with polished nickel faucet
- Shower with glass enclosure, floor-to-ceiling tile surround, and polished nickel hardware
- Recessed lighting
- Crown moulding
- Baseboards
- 12" x 24" Tile floors

### Bedroom 3 – 14' x 11'

- 10' Ceiling
- 4-Lite window
- Wall wiring for tv mount
- Sliding double doors to closet with hanging rods and

- built-in dresser
- Recessed lighting
- Crown moulding
- Baseboards
- 5" Hardwood floors

### Bedroom 3 Bathroom – 14' x 7'

- 10' Ceiling
- 4-Lite window
- Dual sink vanity with stone countertop, cabinet and drawer storage, and matte black hardware
- Overhead cabinet storage
- Shower with glass enclosure, floor-to-ceiling tile surround, and matte black hardware
- Recessed lighting
- Crown moulding
- Baseboards
- Herringbone tile floors

### Game room / Bedroom 4 – 15' x 14'

- 10' Ceiling
- Three 4-lite windows
- Closet with sliding double door entry, hanging rods, adjustable shelving, and built-in dresser
- Built-in desk with stone countertop and built-in cabinet/drawer/shelf storage
- Recessed lighting
- Crown moulding
- Baseboards
- 5" Hardwood floors

### Bedroom 4 Bathroom – 10' x 9'

- 10' Ceiling
- 4-Lite window
- Vanity with stone countertop, sink, and built-in cabinet/drawer storage
- Built-in cabinet storage
- Shower with floor-to-ceiling tile surround, glass enclosure, and polished nickel hardware
- Recessed lighting
- Crown moulding
- Baseboards
- Oversized tile floors

### Detached Garage Apartment

#### Kitchen – 14' x 9'

- 8' Ceiling
- Stone slab countertop and porcelain tile full backsplash
- Built-in cabinet and drawer storage
- Deep basin sink with stainless steel gooseneck faucet
- 30" Space for electric cooking range
- 23" Space for dishwasher
- 23" Space for under-counter refrigerator
- Flush mount ceiling light fixture
- Multi-piece baseboards
- 5" Hardwood floors

#### Bedroom / Living Room – 30' x 14'

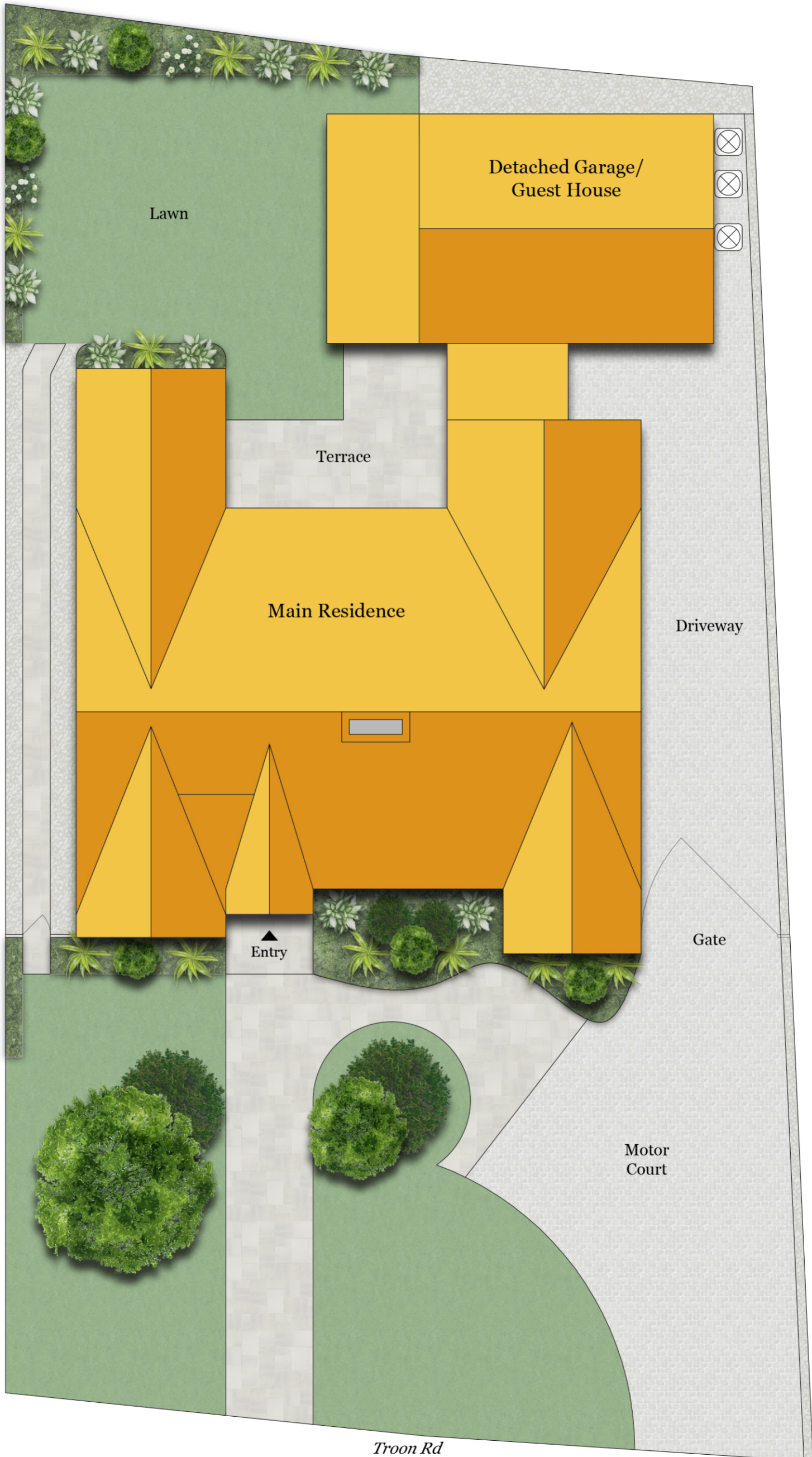
- 8' Ceiling
- Three 4-lite windows
- Walk-in closet with built in hanging and shelf storage
- Recessed lighting
- Multi-piece baseboards
- 5" Hardwood flooring

#### Bathroom – 8' x 5'

- 8' Ceiling
- One 4-lite window
- Vanity with stone slab countertop, porcelain sink with polished nickel faucet, and built-in cabinet storage
- Shower with floor-to-ceiling tile surround and polished nickel hardware
- Recessed lighting
- Multi-piece baseboards
- Tile floors



# Site Plan





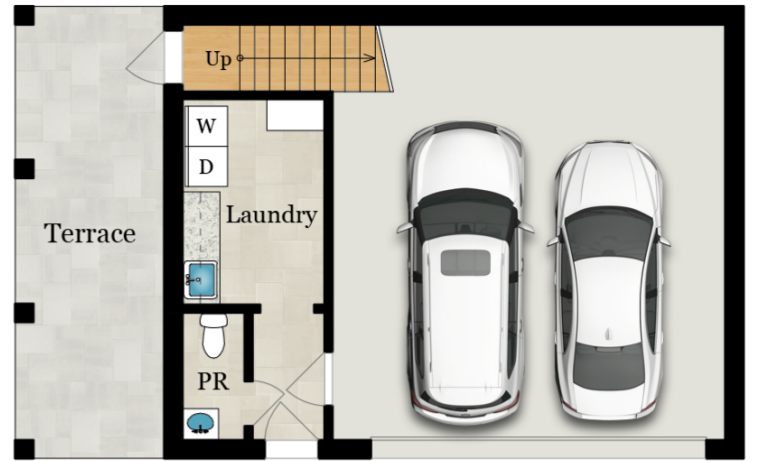


# Floor Plan



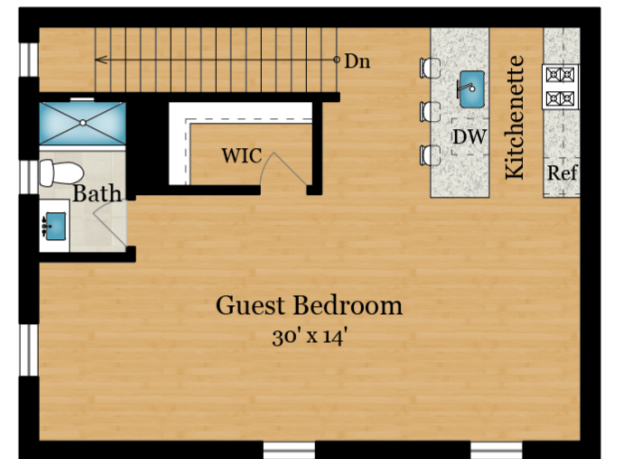
**MAIN RESIDENCE  
MAIN LEVEL**

3,050 SQ FT



**GUEST HOUSE/  
DETACHED GARAGE  
FIRST FLOOR**

244 SQ FT - Finished  
558 SQ FT - Garage



**GUEST HOUSE/  
DETACHED GARAGE  
SECOND FLOOR**

801 SQ FT



**MAIN RESIDENCE  
UPPER LEVEL**

3,203 SQ FT



**Total Finished  
Square Footage: 7,298 SQ FT**

Above-Grade: 7,298 SQ FT Below-Grade: N/A  
Calculated per ANSI Standard Z765-2003

• **Main Residence: 6,253 SQ FT**

- Main Level: 3,050 SQ FT
- Upper Level: 3,203 SQ FT

• **Guest House: 1,045 SQ FT**

- First Floor: 244 SQ FT
- Second Floor: 801 SQ FT

**Unfinished Square Footage: 558 SQ FT**

- Detached 2-Car Garage : 558 SQ FT

**Total Finished & Unfinished  
Square Footage: 7,856 SQ FT**