



111 MEDITERRA WAY

HOME FEATURES & UPDATES

THE MIKE SEDER GROUP
REAL ESTATE

GENERAL

- o Architect: Greg Burkett Architecture
- o Builder: Clint Capstin, Capstone Luxury Builders
- o Interior design: Alicia Bishop Designs
- o Construction started September 2022; completion notice currently in process
 - Builder's Warranty to be transferred to Buyer post Close
- o 33.393 sq ft land area per HCAD
 - Located on the 15th hole of the Fazio golf course (Carlton Woods Creekside HoA)
 - Property did not flood during hurricane Harvey; local MUD changed building requirements post event anyway - current home is raised about 1.5 - 2 feet
 - No damage from recent hurricane Beryl
- o 8.284 sf ft total living area per 7/12/24 measurement appraisal
 - Additional areas: cabana (1143), garage (1146), outdoor storage (84), outdoor bath (77)
 - 5 bedrooms; 2 down, 3 up + 4 bunks in common room upstairs
 - 2 utility rooms; 1 down, 1 up (+ potential to install washer / dryer in primary bathroom)
 - 5 bathrooms + 2 half bathrooms
- o Windows and doors are custom from 'Marvin' with aluminum cladding on the outside and double pane glass that is highly UV and heat resistant
- o Recessed cans are LED 2700K (changeable)
- o 4 HVAC units; generally split into following areas: primary suite, kitchen/dining area, family room/foyer, upstairs
 - 1 additional stand-alone HVAC unit for outdoor cabana
- o Prepared for installation of generator
- o Home is fully spray insulated, including attic space and in between floors
- o Cabinetry is combination of:
 - On-site custom build; utility rooms, guest WICs, family room, common room, outdoor bathroom, mudroom
 - 'Muebles DOCA' from Spain; bathroom vanities, kitchen (including island), pantry, lounge, primary WIC, (2) bedroom coffee bars, office
- o Wood floors throughout house is engineered white oak 7" planks
- o All water used in the house is filtered through separate outdoor tankage system
 - EWS Series Spectrum
- o All brick on exterior; gables in front are cladded with Hardy material
- o Roof is completed with composite concrete tiles
- o Home Automation is done by Refined Systems; all managed through integrated system and interface on 2 wall-mounted iPads (dining room + primary suite) or via personal iPhone; primarily via Crestron
 - Audio / speakers; family (movie theater set up), kitchen, lounge, dining, study, primary suite, common / bunkbed room + attached bedroom and bathroom, cabana, gym



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- TV (4); family room, common / bunkbed room, cabana, gym (installed TV's will be sold with the home)
 - Lights; all of downstairs (excl guest bedroom and half bathroom) cabana, yard, pool
 - Security cameras (5); around front and back of the house; live stream + recording
 - Automated drapery/shades; prepared for following rooms: primary bedroom, her WIC, common/ bunkbed room + attached bedroom, gym
 - Estimates available upon request
 - Alarm (installed and remotely monitored by Mikesa Systems) integrated in Crestron App
 - Doorbird application with doorbell and (remote) video/talk application
 - HVAC thermostats are managed through HoneyWell App
 - Automation rack is easily accessible in upstairs utility room
 - Comes with first year free 24/7 remote support line
- Home is prepared for installation of elevator: support beams and electric are installed, slab foundation ready

FOYER

- Two cantilevered stairways from steel, red oak treads and glass railing
 - Staining can be changed if so desired – see first tread at right
 - To be completed at Builders expense
- Chandelier is custom made fixture from the 'Collier' collection from 'Visual Comfort & Co'
- Front door is custom made from steel and double pane glass

FAMILY ROOM

- Linear fireplace is fully automated, burns natural gas, but does not radiate heat
 - On / off by switch, LED color changeable by remote control
- Stone material around fireplace is Neolith Shilin Slate

OFFICE

- 'Titanium' stone material

GUEST TOILET

- Sink and faucet from the 'Venti20' collection from 'Gessi'
- 'Victoria Regia' stone material
- Sconces from the 'Langston' collection from 'Visual Comfort & Co'

DINING ROOM

- Chandelier is from the 'Asalea' collection from 'Visual Comfort & Co'

LOUNGE / BAR ROOM

- (2) 30" 'SubZero' wine fridges holding 146 bottles each



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LOUNGE / BAR ROOM

- o (2) 30" 'SubZero' wine fridges holding 146 bottles each
- o 'Titanium' stone material
- o 'SubZero' fridge and freezer drawers
- o 'SubZero' ice maker

KITCHEN

- o 'Wolf'; 24" gas hub, 36" induction cook plate, (2) 30" electric ovens, steam oven, microwave, plate warmer, vacuum drawer; 60" ventilation with blower in attic
- o 'SubZero': 30" fridge and freezer columns
- o 'Cove' dishwasher
- o (2) Sinks and faucets are from 'The Galley Kitchen'
- o Engineered composite countertop from 'Symphony Stone' - 'Carmen'
- o Pendants from the 'Langston' collection from 'Visual Comfort & Co'
- o Total Wolf / Subzero / Cove package

PANTRY

- o 'Wolf': coffee maker
- o 'SubZero': 24" fridge and freezer columns
- o 'Cove' Dishwasher
- o 'Elkay' filtered water cooler
- o Cut-out prepared for installation of DryAger USA UX500

PRIMARY SUITE

- o 'SubZero' fridge / freezer drawer under coffee counter
- o Chandeliers in bedroom are from 'Coco Paloma' collection from 'Palacek'
- o Wires are pulled and connected to switch for future night lights from ceiling
- o Chandelier in bathroom from 'Cosima' collection from 'Visual Comfort & Co'
- o Bathtub and mounted sinks are from 'Argile' collection from 'Kallista'
- o Sink, bath and shower fixtures are from 'Dornbracht'
 - Two regular shower heads, rain shower, water massage jet streams
- o Chandelier her two-story WIC is custom from the '14' collection from 'Bocci'
- o Engineered composite countertop from 'Symphony Stone' - 'Nabucco'
- o 'Japanese' bidet toilet from 'Icera'
- o 'LG' styler steam closet build-in her WIC
- o Prepared for installation of European size 24" washer and dryer

WORKOUT ROOM

- o 'Elkay' filtered water cooler



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UTILITY ROOM UPSTAIRS

- o Countertop material – Neolith Shilin Slate (as well as adjacent guest bathroom)

UTILITY ROOM DOWNSTAIRS / MUDROOM

- o Engineered composite countertop from ‘Symphony Stone’ – ‘Nabucco’

COMMON ROOM / BUNK BEDROOM

- o ‘SubZero’ fridge / freezer drawer under counter
- o (4) bunk beds (Twin XL size)
- o Engineered composite countertop from ‘Symphony Stone’ – ‘Nabucco’

GARAGE

- o 4 doors: 3 cars, 1 golf cart bay
- o Prepared for installation of AC split unit (electric and freon lines are installed)
- o Multiple 220V outlets for electrical vehicles

OUTDOOR

- o Pool, spa and yard designed and build by Marquise Pools
- o Pool, spa and cleaning robot are managed remotely through iAquaLink / Crestron
- o Pool is ~8.5ft at the deep-end
- o Pool and spa are heated
- o Outdoor bathroom with HVAC
- o Outdoor kitchen; ‘Coyote’ appliances - 30” griddle, 60K BTU power burner, 36” gas grill, insulated ice chests (3), 24” fridge, 2 trash pullouts, prepared for smoker, 4 individual ventilation hoods
- o Countertop stone material honed ‘Pearl Black’ granite
- o Cabana has separate HVAC unit (in outdoor storage room) and 3 oversized fans
- o Cabana is integrated with Crestron automation, including lights, TV and Wifi
- o Yard is prepared for installation of additional loudspeakers
- o Hot water for outdoor bathroom, outdoor shower, and outdoor faucet
- o Outdoor kitchen appliances and outdoor fireplace are hooked up to natural gas
- o Zoysia grass in front and back – less water consuming, fire-ants repellent
- o Artificial turf banding in between stone decking