

4 Bedrooms; 4 Baths; 1 Half-Bath; Quartzite* and Marble* Counters ; Library / Study; Game Room w/Wet Bar; White Quartzite Kitchen w/ Marble* Backsplashes: 10' Island, Miele® & Bosch® Stainless Appliances is Open to Family Room w/Fireplace; Rear Covered Porch with Summer Kitchen; All Bedrooms with En Suite Baths and Customized Walk-In Closets; Secluded Owner's Retreat with White Marble Bath, Large Walk-in Closet with Center Packing Island 4,512 square feet (per Builder) on 6,510 square foot Lot (per Appraisal District)

ENTRY

Newly constructed 4 bedroom residence in desirable West University Place location
Close proximity to schools, shopping, dining and restaurants; rapid access to the Medical Center and Museum District
Professionally landscaped front yard with grassy lawn, ornamental trees, seasonal flowers, front planting beds with azalea hedges, and automatic sprinkler system
Wide front driveway with off-street parking space for multiple vehicles; remote-controlled wood-planked garage door with exterior keypad; two wall mounted gas coachman's lamps illuminate driveway apron
Walkway from the driveway to the front door bordered by planting beds
Recessed covered porch with wall-mounted mailbox, recessed lighting and tiled flooring
8' tall iron-and-glass contemporary- styled, divided-light double entry doors

ENTRY FOYER – 8' 5" x 6' 1"

11' ceiling height; multi-piece crown molding with triple edged-and-cased ceiling border
Recessed lighting

Wide-plank white oak flooring in herringbone pattern with extended-height (7" tall) baseboards
4' wide cased-opening to Stair Hall
Glass French doors open to Library / Study

LIBRARY / STUDY – 11' 8" x 12' 10"

11' ceiling height; multi-piece crown molding with triple edged-and-cased ceiling border
Built-in desk with two sets of file drawers; tall book cases on each end with upper level display shelves and cabinet storage below; soft-closing mechanism on drawers and cabinets

Large divided-light iron-and-glass fixed window (5' 2" wide by 8' 4" tall) with wide window sill / display shelf

Recessed lighting

Wide-plank white oak flooring with extended height (7" tall) baseboards

Walk-In Closet – 5' 4" x 4' 4": Built-in shelf tower with 7 shelves; hanging bar with overhead shelf storage

STAIR HALL – 6' 4" x 26'

Staircase with wide-plank white oak treads, art deco-styled iron balustrade with white oak

bannister; and two rectangular wall-mounted Craftmade® art deco-styled accent lights
Multi-piece crown molding with triple edged-and-cased ceiling border

Recessed lighting

Walk-in Closet (4' 4" x 3' 10") with space for future elevator; currently configured with hanging bar and overhead shelf

Wide-plank white oak flooring in herringbone pattern with extended-height (7" tall) baseboards; recessed baseboard lighting
4' 7" wide cased-opening to Family Room, Kitchen and outdoor spaces

Pass-through serving counter to / from Built-in Bar

13' 6" wide cased-opening to Formal Dining Room

Door to Powder Room

POWDER ROOM

White rectangular Lacava® vessel sink with custom single lever fixture sits atop "Blanc" quartzite* counter with drawer and cabinet storage below

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Wall-mounted framed mirror with two mirror-mounted Hudson Valley® vertical light sconces
Grohe® energy efficient low water usage toilet
Decorative painted-paneled walls
Wide-plank white oak flooring with extended-height (7" tall) baseboards

FORMAL DINING ROOM – 13' 5" X 16' 5"

11' coffered tray ceiling; multi-piece crown molding with triple edged-and-cased ceiling border
Luce® Karst Collection 13 light chandelier with aged brass finish and 5 tiers of cascading selenite crystal prisms / pendulogues
Recessed lighting
Recessed halogen lighting
Large divided-light iron-and-glass fixed window (7' 10" wide by 8' 4" tall) with wide window sill / display shelf
Wide-plank white oak flooring with extended-height (7" tall) baseboards

BUILT-IN BAR – 8' 5" X 5' 6"

Pass-through "Broadway Black" quartzite* serving counter to / from Stair Hall
"Broadway Black" quartzite*-topped bar with under-counter pull-out bins for liquor bottle storage; Zephyr® glass-faced wine refrigerator with programmable zone and glide-out wine bottle storage racks
Under-mounted bar sink and single lever gooseneck fixture set into "Broadway Black"

quartzite* counter with under-counter Scotsman® stainless steel ice machine, cabinet and pull-out liquor bottle storage bin
Wall-mounted and lighted glass display shelves above sink
Built-in cubbies sized for wine bottle storage
Sleek stained-wood planked and paneled accent wall
Recessed lighting
Recessed halogen lighting
Wide plank white oak flooring
Cased opening to Kitchen and Family Room

KITCHEN – 11' 4" X 22'

11' ceiling; multi-piece crown molding with triple edged-and-cased ceiling border
White "Blanc" quartzite* countertops and Carrara Marble* hexagonal tone-on-tone white tile backsplashes
Multi-tiered cabinetry with adjustable shelves, under-cabinet lighting and electrics and ceiling level glass-faced display cabinets
Custom cabinetry features include: sleek contemporary styling; "soft-closing mechanisms on drawers and cabinets; wide drawers and cabinets; deep (pan) drawers; glide-out trash slide; glass-faced display cabinets; multiple tall pantry cabinets and designer drawer / door pulls
10' x 5' kitchen island: "Blanc" quartzite* counter; space for breakfast bar seating; storage cabinets on two sides; under-counter

Bosch® microwave drawer; trash slide; and Miele® stainless steel dishwasher
Two decorative Luce® aged-brass-and-glass pendant lights above island
Franke® oversized white farmer's sink with single lever fixture and detachable spring-loaded gooseneck sprayer arm with adjustable sprayer head; air switch for disposal; soap / lotion dispenser
Miele® 6-burner gas range with grill and two self-cleaning glass-faced convection ovens with warming drawer
Wall-mounted pot filler with articulating arm
Zephyr® overhead variable-speed stainless steel vent and light within stained-wood cabinet facade
Miele® 48" built-in stainless steel refrigerator / freezer
Recessed lighting
Wide-plank white oak floor with extended height (7" tall) baseboards
Pocket door to Mud Room and Garage
Open to Family Room w/Fireplace
Pocket door to Walk-In Pantry
9' 6" opening to Windowed Breakfast Room

WINDOWED BREAKFAST ROOM – 11' 5" X 9'

11' ceiling; multi-piece crown molding with triple edged-and-cased ceiling border
Three walls of 8' tall iron-and-glass divided-light windows overlooking rear yard
Recessed halogen lighting

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Visual Comfort Studio® burnished brass hanging domed light
Wide-plank white oak floor with extended height (7" tall) baseboards

WALK-IN PANTRY – 6' X 9' 5"

Built-in console with white "Blanc" quartzite* counter, drawer and cabinet storage below; wide drawers for linen / placemat storage
Divided light accent window
Built-in, wrap-around shelves on 3 walls
Recessed lighting
Wide plank white oak flooring

FAMILY ROOM W/FIREPLACE – 26' X 19' 5"

11' ceiling; multi-piece crown molding with triple edged-and-cased ceiling border
Gas log fireplace with sleekly designed cast stone mantelpiece
Recessed directional spotlight focused on wall above mantel
Built-in cabinetry on each side of fireplace: ceiling level divided-light accent window, top-of-cabinet display space, upper level adjustable shelves, and cabinet storage below; space for flat screen TV
Wall of five 8' tall iron-and-glass divided-light windows overlooking rear yard and Summer Kitchen
Recessed lighting
Wide-plank white oak floor with extended height (7" tall) baseboards
8' tall glass door opens to Summer Kitchen and Rear Yard

MUD ROOM – 4' 10" X 8' 5"

Built-in bench seat with drawer storage below; paneled wall with coat hooks; two built-ins on either side, with upper level shelves, cabinets and storage cabinets below
Divided light casement window above built-in window seat
Recessed lighting
Multi-piece crown molding with triple edged-and-cased ceiling border
Wide-plank white oak floor with extended height (7" tall) baseboards
Walk-in Closet (6' x 3'): Shelf tower with 7 shelves; hanging bar with overhead shelf storage
Door to Garage

SECOND FLOOR

SECOND FLOOR STAIRS AND HALLWAY

10' ceiling height; multi-piece crown molding with triple edged-and-cased ceiling border
Staircase with wide-plank white oak treads, art deco-styled iron balustrade and white oak bannister; two rectangular Craftmade® wall-mounted art deco-styled accent lights illuminate stairwell
Luce® sculptural linear chandelier with electric candlestick lighting
Recessed lighting
Wide-plank white oak floor with extended height (7" tall) baseboards; recessed baseboard lighting

Door to Walk-In Closet / Future Elevator (4' 4" x 3' 10") space for future elevator, currently configured with hanging bar and overhead shelf
Ceiling-mounted, pull-down attic access stairs
Doors to 4 Bedrooms, Hall Bath, Game Room and Laundry

SECLUDED OWNER'S RETREAT

The 790 sq ft Owner's Retreat is set apart from the rest of the bedrooms and is accessed via double wood doors
The 790 sqft Owner's Retreat represents 32% of the total sqft on the Second Floor has been dedicated solely to the luxurious Owner's Retreat

OWNER'S RETREAT BEDROOM – 19' 5 X 15' 8"

Elevated ceiling to 11' 8" ceiling height
Wall of 4' 10" tall iron-and-glass divided-light windows; casement window on each end
Recessed lighting
Modern Forms® brushed aluminum/titanium collection ceiling fan with remote control
Ceiling fan
Wide-plank white oak floor with extended height (7" tall) baseboards; recessed baseboard lighting

WHITE MARBLE LUXURY BATH – 11' 5" X 16' 8"

Beamed and peaked ceiling to 14' 1" ceiling height
Two separate consoles, each with: under-mounted white rectangular sink with wall-

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mounted fixtures set into white “Calacatta” marble* counters with “soft closing” drawers and cabinets below; wood-framed vanity mirror with two mirror-mounted Modern Forms® “Juliet” chiseled glass vertical sconce lights with brushed nickel accent Built-in vanity table with drawer; tall wood-framed vanity mirror with two integral medicine cabinets Two-tiered built-in cabinet with top-of-cabinet display space Recessed bathing alcove with 5’ 2” wide x 6’ 9” tall iron-and-glass window with etched opaque privacy glass; “Calacatta” marble* tiled wainscoting and built-in bench seats with interior storage on each end; upper level display shelves Victoria and Albert® free standing double-ended deep soaking tub; standing vertical cradle with custom fixtures and hand-shower attachment with flexible arm Oversized shower (5’ 4” x 4’ 4”): “Calacatta” white marble tile surround and built-in bench seat; Hansgrohe® fixtures: wall-mounted showerhead with single lever fixture, wall-mounted adjustable-height hand shower with flexible arm; recessed soap / shampoo niche; frameless glass door Privacy alcove for Grohe® energy efficient low water usage toilet; overhead wall-mounted cabinet with display shelf and “Calacatta” white marble* tile floor with recessed baseboard lighting

Recessed lighting White “Calacatta” marble* tile floor and extended-height tiled baseboards

WALK-IN CLOSET – 14’ x 11’ 10”

10’ ceiling height; multi-piece crown molding with triple edged-and-cased ceiling border Center packing island with white “Calacatta” marble* counter; cabinet storage on one side and 8 drawers on opposite side Double and single hanging bars with overhead shelf; some single bars set at formal length Floor-to-ceiling wall of built-in storage cubbies and shelves Built-in chest of drawers with 12 drawers; overhead wood-framed mirror with two mirror-mounted Modern Forms® “Juliet” chiseled glass vertical sconce lights Recessed lighting Two divided-light iron-and-glass accent windows Wide-plank white oak floor with extended height (7” tall) baseboards

BEDROOM # 2 W/PRIVATE BATH – 13’ 6” x 12’ 5”

10’ ceiling height; multi-piece crown molding with triple edged-and-cased ceiling border Two 2’ 6” wide x 4’ 10” tall iron-and-glass, divided-light windows; one is a casement window Minka Aire® silver finish ceiling fan with remote control Recessed lighting

Wide-plank white oak floor with extended height (7” tall) baseboards Doors to Walk-In Closet and Private Bath

Private Bath

Under-mounted rectangular white sink with Grohe® single lever fixture set into white “Pegasus” dolomite* counter with “soft closing” drawers and cabinets below Wood-framed vanity mirror with two Luce® mirror-mounted sconce lights with glass shades Built-in linen cabinet with top-of-cabinet display space Cased opening to Water Closet Grohe® energy efficient low water usage toilet; wall-mounted cabinet with display shelf above Shower with tile surround; built-in seat; soap / shampoo niche; wall-mounted showerhead with single lever Grohe® fixture; and frameless glass door Tile floor

Walk-In Closet (5’ 5” x 5’ 5”)

Shelf tower with 7 shelves Double hanging bars with overhead shelves Built-in chest of drawers with 5 drawers and overhead shelves Recessed lighting and wide plank white oak floor

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BEDROOM # 3 W/BATH – 13' 5" x 13' 5"

10' ceiling height; multi-piece crown molding with triple edged-and-cased ceiling border
2' 6" wide x 4' 10" tall iron-and-glass, divided-light casement window
Minka Aire® silver finish ceiling fan with remote control
Recessed lighting
Wide-plank white oak floor with extended height (7" tall) baseboards
Doors to Walk-In Closet and Shared Bath

Shared Bath

Connecting door to Hall Bath

Walk-In Closet (5' 8" x 5' 5")

Shelf tower with 7 shelves
Double hanging bars with overhead shelves
Built-in chest of drawers with 5 drawers and overhead shelves
Recessed lighting and wide plank white oak floor

BEDROOM # 4 W/ PRIVATE BATH – 13' x 13' 5"

10' ceiling height; multi-piece crown molding with triple edged-and-cased ceiling border
Two 2' 6" wide x 4' 10" tall iron-and-glass, divided-light windows; one is a casement window
Minka Aire® silver finish ceiling fan with remote control
Recessed lighting
Wide-plank white oak floor with extended height (7" tall) baseboards

Doors to Walk-In Closet, Pocket door to Private Bath

Private Bath

Under-mounted rectangular white sink with Grohe® single lever fixture set into white "Pegasus" dolomite* counter with "soft closing" drawers and cabinets below
Wood-framed vanity mirror with two mirror-mounted torch-style sconce lights with glass shade
Built-in linen cabinet with top-of-cabinet display space
Grohe® energy efficient low water usage toilet; wall-mounted cabinet with display shelf above
Shower with glazed-tile surround; built-in seat; recessed soap / shampoo niche; wall-mounted showerhead with single lever Grohe® fixture; and frameless glass door
Tile floor

Walk-In Closet (5' 5" x 5' 5")

Shelf tower with 7 shelves
Double hanging bars with overhead shelves
Built-in chest of drawers with 5 drawers and overhead shelves
Recessed lighting and wide plank white oak floor

HALL BATH

Pocket door entry from Second Floor Hall
Under-mounted rectangular white sink with Grohe® single lever fixture set into white

"Pegasus" dolomite* counter with "soft closing" drawers and cabinets below
Wood-framed vanity mirror with two mirror-mounted Luce® spherical sconce lights
Privacy alcove for Grohe® energy efficient low water usage toilet; wall-mounted cabinet with display shelf above
Shower with glazed-tile surround; soap / shampoo niche; wall-mounted showerhead with single lever Grohe® temperature-control fixture; glass enclosure and frameless glass door
Tile floor

GAME ROOM W/WET BAR – 15' x 12' 5"

Beamed and peaked ceiling to 13' 8" ceiling height
10' wide triple window of 2' 6" wide x 6' 10" tall iron-and-glass, divided-light windows above built-in window seat with 5 drawer storage below
Recessed lighting
Ceiling fan with remote control
Wide plank white oak floor and extended-height (7" tall) baseboards

Game Room Wet Bar

Under-mounted rectangular Elkay® sink with single lever goose-neck fixture set into "Broadway Black" quartzite* counter with "soft closing" cabinets below; wall-mounted cabinets with under-cabinet lighting and electrics; top-of-cabinet display shelves

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Under-counter Marvel® glass-faced beverage refrigerator
Iron-and-glass divided-light accent window
Floor-to-ceiling 2-tiered built-in storage cabinets with adjustable shelves and top-of-cabinet display shelves
Wide plank white oak floor and extended-height (7" tall) baseboards

LAUNDRY – 7' 6" x 9' 5"

10' ceiling height; multi-piece crown molding with triple edged-and-cased ceiling border
Space for full-sized washer and dryer; drip-dry hanging bar above washer and dryer; ceiling-level storage shelves
Gas and electric dryer connection
Built-in corner console: under-mounted deep stainless steel soaking sink with single lever gooseneck fixture set into "Pegasus" dolomite* counter with "soft-closing" drawers and cabinets below; overhead wall-mounted cabinets with adjustable shelves, under-cabinet lighting and electrics
2 tiers of built-in cabinets with tall "broom" cabinet with interior electrics for storing and charging appliances
Recessed lighting
Decorative tone-one-tone white floral glazed tile flooring with drain

OVERSIZED 2-CAR GARAGE

Finished garage walls with extended height wood baseboards

Single-lift insulated garage door with decorative wood-planked exterior
Liftmaster® garage door opener with light; exterior keypad
Ceiling-mounted lighting
Recessed Alcove (4' x 7' 5) for storage, workshop or hobby area
Sealed and epoxied garage floor
Rainbird® sprinkler controls
Two exterior building-mounted gas coachman's lamps illuminate driveway apron
Extended-size driveway apron with off-street space for parking multiple vehicles

OUTDOOR LIVING SPACE

Rear Covered Porch – 23' x 9'

18' wide opening to rear yard; 2 steps down
Wood-planked ceiling
Recessed lighting
Space for outdoor furniture, dinette set
Modern Forms® black matte ceiling fan with remote control
Stone tile floor

Covered Summer Kitchen

Under-mounted rectangular stainless steel sink with single lever goose-neck fixture set in "Pegasus Dolomite" quartzite* counter with under-counter stainless steel storage lockers
Pass-through serving counter to side yard
Blaze® stainless steel gas grill
Blaze® under-counter glass-faced beverage refrigerator with adjustable shelves and

wood-edged glide-out wine bottle storage racks

Rear Fenced Yard – 61' x 19'

Enclosed with 8' tall decorative painted-wood planked fencing; lockable pedestrian gates on each side
Grassy lawn with sprinklers and drains
Mature trees including flowering magnolias
Side yards landscaped with stepping stones atop river rock
Two A/C compressors on elevated platform in side yard

FEATURES AND FINISHES

Gorgeous leathered-quartzite* counters throughout the first floor resemble honed-marble: Powder Room, Built-in Bar, Kitchen, Walk-in Pantry, and the Wet Bar in the Second Floor Game Room
Owner's Retreat White Marble Luxury Bath with "Calacatta" marble* in Bath and Walk-In Closet
"Pegasus" dolomite* counters in Secondary Baths and Laundry
Extensive attention to detail with subtle millwork and clean lines; sleek contemporary styling and art deco-styled accents; multi-piece crown molding with triple-edge cased ceilings
Luxurious high end appointments include: designer light fixtures, sconces and

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chandeliers; patterned tile flooring and Grohe® bath fixtures*
Kitchen with 10' long white "Blanc" quartzite* island and under-counter Miele® and Bosch® stainless appliances
Custom cabinetry throughout with adjustable shelves and some glass-faced display cabinets; under-cabinet lighting and electrics in Kitchen, Laundry and Game Room Wet Bar
Tall windows, doors and ceilings throughout the residence; abundant natural light
Gorgeous wide-plank white oak floors throughout the residence with extended height baseboards; recessed baseboard lighting in high traffic locations / hallways
Significant amount of custom built-in cabinetry and storage space; cabinetry fitted with soft-closing mechanisms; walk-in closets customized with organizational components
Private and secluded Owner's Retreat with White Marble Bath and large Walk-In Closet with center packing island
Sophisticated and multi-layered networked system for burglary, fire and environmental detection
CAT 5 and low voltage wiring and RG-6 Cable*; pre-wired for sound

ENERGY EFFICIENCY

High efficiency, high capacity energy efficient HVAC system with 2 programmable zones
Honeywell® Home Pro Series programmable thermostats with LED read-out displays and touchpad controls
Insulation baffles and poly seal at all windows and doors; R-38 fiberglass attic blow at flat ceilings, at no-access ceilings and at open vaulted ceilings; R-19 fiberglass batts above garage ceiling and cantilevered floors; R-13 fiberglass batts n exterior walls*
Energy-efficient aluminum framed, double-glazed, Low E coating windows and doors*
Grohe® energy efficient, low water usage toilets
Ceiling fans in many locations; remote controls
Two Rinnai® tankless water heaters* for continuous on-demand supply of hot water

CONSTRUCTION NOTES

Drilled piers and grade beam construction*
Plumbing: Uponor Pex® tubing with ManaBloc® plumbing throughout the entire house*
Blown and batt fiberglass insulation*
Copper electrical wiring*

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