

3829 Northwestern – West University Place

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Stately and stylish. "New Classical" English inspired home designed by Reagan & André located near West U Elementary. Timeless finishes, character, and well adorned. Dramatic entry with European white oak herringbone floors. Open, flowing floorplan. 11-foot ceilings. Natural light abounds. First Floor Bath with Shower. Gas fireplace. Wet bar, wine vault, stainless chiller, ice maker. Grand gourmet Kitchen, impressive cabinetry, 9' x 5' quartzite island, SubZero/Wolf/Bosch appliances, professional 8 top hooded range. Mud area. Gameroom (or 5th bed) with bar/closet. Serene Master at the back with Balcony. Luxurious Master Bath, Air Tub, Large Shower, and Two Closets. Secondary Bedrooms with Private Baths. Pella doors/windows. Oversized garage with storage. Covered patio with Summer Kitchen. Wired for sound and cameras. Walk to Bering's, Colonial Park Pool/Tennis, Wallin Field, library, school, Little Matt's, Tiny's, Milk & Cookies. Zone X. Not in the 100/500-year floodplain."

Residence - 4.730 square feet (per Builder) on 6.864 square foot Lot (per Survey)

ENTRY

Two-story home in desirable West University Place on tree-lined low traffic, non-through street
Close proximity to schools, shopping, dining and restaurants; rapid access to the Medical Center, Museum District and SW Freeway
Expanded size driveway with off-street parking space for multiple vehicles; lighted portico over garage door
Professionally landscaped front yard with wide expanse of grassy lawn, planting beds, seasonal flowers, and automatic sprinkler system
8' tall wooden privacy fence with pedestrian gates on each side of residence
Recessed and covered front porch with wall-mounted mailbox; recessed lighting; and stone-block flooring
Paneled wood-and-glass 9' door with ¾ length glass panels

FOYER – 5' 10" x 13'

11' ceiling
7' tall paneled wainscoting
Visual Comfort® "Aerin" ceiling-mounted hanging light fixture with glass globe and electric candlestick lighting
Recessed halogen lighting
White oak hardwood floor inlaid in herringbone pattern; extended height (8") baseboards
Open to Front Hall
Hallway to coat closet with jamb light (space for future elevator) and Powder Room / First floor bath
Cased opening to Study

STUDY – 12' 8" x 10' 9"

11' tray ceiling with stacked crown molding
7' tall paneled wainscoting
9' tall divided-light fixed window overlooking front yard; 9' tall divided-light fixed window overlooking side yard
Multi-armed light fixture with electric candlestick lighting; recessed lighting
Wide plank white oak hardwood floor

POWDER ROOM / FIRST FLOOR BATH

Under-mounted white rectangular sink with custom fixture set into slab quartz countertop atop wall-mounted console with drawer storage
White marble accent wall overlaid with interlocking iron fretwork in geometric design; framed vanity mirror and dual Studio VC® polished nickel "French Deco Horn" sconce lights with shades
Separately enclosed bathing room: Tiled shower with frameless glass door and Toto® energy efficient low water usage toilet with divided light window above toilet

FRONT HALL

7' tall paneled wainscoting
Dual Visual Comfort® "Aerin" ceiling-mounted hanging light fixtures with glass globes and electric candlestick lighting
Recessed halogen lighting
Wide plank white oak hardwood floor with extended height (8") baseboards
Staircase: 4' wide white oak hardwood treads with wrought iron balustrade and bannister
Cased opening to Living Room
10' wide cased opening to Formal Dining Room

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.

FORMAL DINING ROOM – 13' 4" x 16' 2"

10' 9" Layered ceiling
Rydell® polished nickel multi-armed light fixture with shades
Two (6' 9") tall divided-light fixed windows
Recessed lighting
Wide plank white oak hardwood floor and extended height (8") baseboards
Opening to Walk-Through Wet Bar /Butler's Pantry
9' Iron-and-glass door opens to Wine Vault

WINE VAULT – 5' 1" x 4' 6"

Built-in console with custom cabinetry and "soft-close" drawers, cabinet storage below
Overhead wall-mounted glass-faced cabinets with top-of-cabinet display space
Recessed lighting
Wide plank white oak hardwood floor

WALK-THROUGH WET BAR / BUTLER'S PANTRY – 7' 10" x 4' 6"

Walk-through access from Dining Room to Living Room w/ Fireplace
Built-in console with under-mounted hammered metal artisan bar sink with custom fixture set into slab quartz counter with drawer and cabinet storage below
Upper glass-faced display cabinets with under-cabinet task lighting
Under-counter stainless steel Scotsman® ice machine
Under-counter glass-faced Zephyr® beverage refrigerator
Wide plank white oak hardwood floor

LIVING ROOM W/FIREPLACE – 22' 8" x 19' 3"

Beamed 11' ceiling
Gas log fireplace with Nero Marquina polished porcelain mantel, surround and hearth
Recessed directional spotlight focused on wall above mantel
Built-in cabinetry on each side of fireplace with adjustable shelves above and cabinet storage below
Wall of 9' tall divided light fixed windows and two pedestrian doors opening to Rear Covered Porch and Summer Kitchen
Recessed lighting
Ceiling fan

Wide plank white oak hardwood floor
Open to Kitchen

KITCHEN – 17' 10" x 17' 10"

11' ceiling
Easy-care slab quartz countertops and glazed tile accent wall and backsplashes
Wood cabinets with adjustable shelves, under-counter lighting and power-strips with electrical outlets; multi-tiered cabinets; soft-closing mechanism on drawers and custom drawer / door pulls
Custom cabinetry features include: wide drawers and cabinets(for linens & placemats); deep (pan) drawers; glide-out 2-bin trash slide (for recycling); under-counter pull-out shelves; and snack center with Wolf® microwave
Wolf® stainless steel glass-faced self-cleaning double ovens; upper with convection settings
SubZero® 48" built-in side-by-side refrigerator / freezer

Wolf® 6-burner gas cooktop with griddle; overhead Best® stainless steel variable speed vent / light in cabinet façade with chimney mount
Large Center Island (9' x 5'): White "Mont Blanc" polished slab quartzite countertop; oversized under-mounted white "farmer's" sink with custom fixture and disposal; two Bosch® stainless steel dishwashers (one on each side of sink); glide-out two-bin trash slide; and breakfast bar seating
Walk-in Pantry (5' x 7' 10"): pocket door from Mud Room; built-in shelves and two shelf towers
Recessed lighting
Wide plank white oak hardwood floor
Open to Mud Room
9' wide opening to Breakfast Room

BREAKFAST ROOM – 13' x 9' 4"

Ceiling-mounted hanging light fixture with shade
Triple 6' 10" tall divided light windows overlooking Rear Yard
Two walls with floor-to-ceiling built-in bookshelves with adjustable shelves
Recessed halogen lighting
Wide plank white oak hardwood floor

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MUD ROOM – 4' 4" x 7' 10"

Built-in bench seat with coat hooks, under-seat drawers and overhead wall-mounted cabinets
Window
Recessed lighting
Exit door to Attached Garage

creamy ivory-colored slab quartzite counter with drawers and cabinets below; vanity mirror and dual sconce lights with shades; corner console with vanity / knee space
Oversized shower (6' 9" x 4' 6"): ceiling-mounted rainfall showerhead; wall-mounted showerhead with temperature control fixture; wall-mounted adjustable height hand shower; built-in seat; tiled surround and floor; glass enclosure and frameless glass door

SECOND FLOOR

SECOND FLOOR LANDING AND HALLWAY

9' ceiling height
Wrought iron picket balustrade with iron railing overlooks staircase below; skylight and two Ruhlman® polished nickel wall-mounted sconces with shades illuminate stair hall
Recessed lighting
Linen closet – 4' 10" x 20" with 5 built-in shelves
Ceiling-mounted pull-down attic access stairs
Large Walk-In Closet (space for future elevator)
Wide plank white oak hardwood floor

Arched and recessed bathing alcove for free-standing, double-ended, jetted tub with fixtures in vertical cradle, including hand-shower attachment with flexible arm; divided light windows with etched and opaque privacy glass

Separately enclosed water closet with Toto® energy efficient low water usage toilet; accent window

Recessed lighting

Linen closet – 4' x 20" with five shelves
Italian porcelain tile flooring*

OWNER'S RETREAT

The Owner's Retreat is set apart from the rest of the bedrooms and includes a private open-air balcony

TWO WALK-IN CLOSETS

Closet # 1 – 8' 7" x 9' 4"

Double and single hanging bars with overhead shelves

Two shelf towers with adjustable shelves
Built-in chest of drawers with 5 drawers and overhead adjustable shelves

Four ceiling-mounted lights

Wide plank white oak hardwood floor

Closet # 2 – 8' 4" x 6' 10"

Double and single hanging bars with overhead shelves

Shelf tower with adjustable shelves

Built-in chest of drawers with 5 drawers and overhead adjustable shelves

Two ceiling-mounted lights

Wide plank white oak hardwood floor

BEDROOM – 19' 4" x 16' 4"

Vestibule entry from Second Floor Hallway through double doors

Triple 4' 10" tall divided-light accent windows overlook Private Balcony

Recessed lighting

Wide plank white oak hardwood floor

Double wood doors to Luxury Bath and Walk-In Closets

Door open to Private Open Air Balcony

BEDROOM # 2 W/ PRIVATE BATH – 14' x 11' 10"

9' ceiling

Double divided-light window 4' 10" tall

Recessed halogen lighting

Wide plank white oak hardwood floor

PRIVATE OPEN AIR BALCONY – 16' 3" x 10' 8"

Large and spacious balcony with solid privacy walls 3' 10" tall on each end and wrought iron railing overlooking Rear Yard

Space for outdoor furniture

Wall-mounted lamp with electric candlestick lighting

Porcelain-block flooring

LUXURY BATH – 20' x 11' 10"

Two separate consoles, each with: under-mounted white rectangular sink with custom fixtures set into

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* = Per Seller

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Walk-In Closet – 4' 6" x 5'

Double and single hanging bars with overhead shelf
Built-in chest of drawers with 5 drawers and overhead shelves
Accent window
Ceiling-mounted light and wide plank white oak hardwood floor

Private Bath

Under-mounted white rectangular sink set into slab quartz-topped console with drawers and cabinets below
Framed vanity mirror; wall-mounted vanity lighting
Toto® energy efficient low water usage toilet
Shower with glazed tile surround, glass enclosure and frameless glass door
Accent window
Tile floor

BEDROOM # 3 W/BATH – 14' 4" x 13' 9"

9' ceiling
Divided-light French doors open to Juliet balcony with wrought iron railing
Two recessed and built-in bookshelves with cabinet storage below
Recessed halogen lighting
Wide plank white oak hardwood floor

Walk-In Closet – 4' 10" x 5'

Double and single hanging bars with overhead shelves
Built-in chest of drawers with 5 drawers and overhead shelves
Oval wood-spoked accent window
Ceiling-mounted light and wide white oak plank hardwood floor

Connecting Door to Hall Bath

BEDROOM # 4 W/ PRIVATE BATH – 14' 4" x 13' 2"

9' ceiling
Double divided-light window 4' 10" tall
Recessed halogen lighting
Wide plank white oak hardwood floor

Walk-In Closet – 5' 1" x 5' 4"

Double hanging bars with overhead shelf
Built-in chest of drawers with 5 drawers and overhead shelves

Ceiling-mounted light and wide white oak plank hardwood floor

Private Bath

Under-mounted white rectangular sink set into slab quartz counter with drawers and cabinets below
Framed vanity mirror and wall-mounted vanity lighting
Toto® toilet
Duravit® tub / shower with glazed tile surround
Tile floor

HALL BATH

Under-mounted white rectangular sink set into slab quartz counter with drawers and cabinets below
Framed vanity mirror with two wall-mounted light sconces
Privacy alcove for Toto® toilet with overhead accent window
Duravit® tub / shower with glazed tile surround
Tile floor
Connecting door to Bedroom # 3

GAME ROOM W/ SNACK CENTER – 17' x 13' 2"

9' ceiling
Ceiling fan
Recessed halogen lighting
Accent window
Divided light French doors with exterior wrought iron railing and grillwork
Wide plank white oak hardwood flooring
Open to Snack Center

Snack Center

Under-mounted stainless steel bar sink with custom fixtures set in built-in quartz-topped console with drawers and cabinets below; tiled backsplash
Upper wall-mounted cabinets
Under-counter glass-faced Frigidaire® beverage refrigerator
Accent window
Wide plank white oak hardwood flooring
Walk-in Closet – 2' 6" x 5'

LAUNDRY ROOM – 8' x 7' 8"

Space for full sized washer and dryer; built-in consoles for each; wall-mounted cabinets above washer and dryer
Gas and electric dryer connections

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Under-mounted deep stainless steel soaking sink with single lever goose-necked fixture set into quartz-topped counter with cabinets below; upper level wall-mounted cabinets

Recessed lighting

Patterned porcelain tile floor with drain

OVERSIZED 2-CAR GARAGE

22' 6" x 22' 10"

Double-sized garage door with Liftmaster® automatic opener with lights

Finished walls; sealed and painted floor and baseboards

Controls for Rainbird® automatic sprinkler system

Space for workbench or hobby center

Ceiling-mounted lights

Significant under-stair storage space

Exit door to Side Yard

Exterior portico over garage door with wall-mounted lamps

OUTDOOR LIVING SPACE

Rear Covered Porch – 22' x 11'

Planked ceiling with recessed lighting

Two ceiling fans

Space for outdoor furniture

Porcelain-block flooring

Summer Kitchen

Under-mounted sink set into quartz counter with drawers and cabinets below

Coyote® full-sized stainless steel grill / smoker / rotisserie with plumbed gas line

Overhead stainless steel variable speed vent / light with chimney mount

Rear Yard – 56' x 21'

Enclosed by 8' tall wood privacy fence with wooden pedestrian gates on each side of the home

Professionally landscaped grounds with planting beds, established trees, shrubbery, seasonal flowers and vines trained to trellis

Wide expanse of grassy lawn with automatic sprinklers and drains

Space for pool, water feature, swing set or child's fort

Wall-mounted lighting

FEATURES AND FINISHES

Gorgeous quartz counters throughout the residence that resemble imported Italian white Carrara marble and also other marble colors as well:

Butler's Pantry, Kitchen, Wine Vault, Powder, and Baths; stands up to scratches, chips and stains and doesn't require routine sealing, polishing or reconditioning

Open concept provides exceptional flow on first floor as well as from indoor to outdoor spaces for entertaining

Extensive attention to detail with subtle millwork and clean lines; sleek contemporary styling; cased doors and windows and wainscoting

Tall windows, doors and ceilings throughout the residence; abundant natural light

Gorgeous wide plank white oak hardwood floors throughout the residence

Significant amount of custom built-in cabinetry and storage space; walk-in closets customized with organizational components

Private and secluded Owner's Retreat with Luxury Bath, Two large Walk-In Closets and a Private Outdoor Balcony

Sophisticated and multi-layered security system

ENERGY EFFICIENCY

High efficiency, high capacity energy efficient HVAC system with 2 programmable zones

Programmable thermostats with LED read-out displays and touchpad controls; smartphone enabled access

Pella® double pane LowE Aluminum clad wood windows*

Totor® energy efficient, low water usage toilets
Ceiling fans throughout

Two Navien® tankless water heaters*

Low energy usage LED lighting throughout

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