

7 Paradise Point – Sugar Land

[GO TO: Overview](#) [Floor Plan-Floor1](#) [Floor Plan-Floors 2 & 3](#) [Floor Plan- Carriage House](#)

Only a short 20 minute drive from Houston's Galleria, the estate "Paradise Found" awaits the sophisticated buyer. Located on the constant level Alkire Lake this traditional styled gated compound consists of a main house, carriage house, full size tennis court, basketball/sports court, infinity swimming pool and spa, fire pit, gazebo, boat dock with boat and a total of 8 garages. Everything is in immaculate condition and no detail has been overlooked.

*Waterfront Property; 3 Floors; 5 Bedrooms; 6 Full Baths / 3 Half Baths; Two Climate-Controlled 4-Car Garages; Luxurious Multi-Room Master Suite; Inlaid Marble Floors; Hardwoods; Formals; Library; Theatre; Game Room; Summer Kitchen & Resort Pool; Basketball & Tennis Courts, Carriage House w/Kitchen, Bath, Summer Kitchen & Outdoor Fireplace
13,467 sq ft (per Appraisal) on 1.66 Acre Lot (per Appraisal District)*

ENTRY

This elegant home is situated on a double-sized waterfront lot on a quiet cul-de-sac street in one of Sugar Land's most exclusive and gated luxury communities
Convenient location in close proximity to major roadways, shopping and restaurants
Entry to the property via a private lane with tall, remote-controlled scrolled-ironwork gate with digital keypad and intercom communication with residence
Paver-stone motor court and driveway surrounded by lush landscaping with multi-tiered and illuminated stone fountain opposite front door
Circular drive with space for multiple vehicles, (and space for valet service during hosted events and entertaining)
Driveway through remote-controlled scrolled-ironwork driveway gate leads to rear of home and motor court for the attached 4-car garage

The twin remote-controlled driveway gate on opposite side of home regulates access to the Activity Areas: Tennis Court, Terraces, Pool/Spa, Gazebo, Dock and Carriage House

Professionally landscaped grounds with thick Zoysia® grass lawn, mature trees, flowering shrubs, planting beds with seasonal flowers, crushed stone accents, flowering vines trained to trellis, automatic sprinkler system, and dramatic building, landscape and feature lighting

2-story covered front entry with limestone-block accent walls, archway supported by stone columns with Corinthian capitals and carved stone pediments, paver-brick flooring and space for outdoor furniture, statuary or garden urns

Two wall-mounted ironwork coachman's lamps on either side of front door with electric candlestick lighting

Tall (10') double iron-and-glass doors with beveled glass panes and twin sidelights with custom overlaid scrolled-iron grillwork
Second tier window above door with matching scrolled-iron grillwork and arched glass window at ceiling level

2- STORY ROTUNDA RECEPTION FOYER – 23' 2" X 31' 10"

41' ceiling height to top of coffered dome glass ceiling with recessed cove lighting and contrasting ribs in starburst pattern
Artisan applied hand-painted and plastered walls and ceiling
Dramatic dual staircases with hardwood treads, scrolled-ironwork balustrades set in wood footing and topped by hardwood bannisters curve up to the second level
Space for furniture with recessed lighting beneath the elevated curve of each staircase
Recessed lighting

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. © 2017 SMARTePLANS® Page 1 of 18 Pages

* = Per Seller

[GO TO: Overview](#) [Floor Plan-Floor1](#) [Floor Plan-Floors 2 & 3](#) [Floor Plan- Carriage House](#)

7 Paradise Point – Sugar Land

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

Recessed speakers with wall-mounted volume controls
High electrical outlets for drapes or blinds*
Multi-piece crown molding stained-to-match the baseboards
18" x 18" creamy-colored marble tile floor with contrasting inlaid 3" x 3" marble accent tiles and extended height (9") baseboards with waterfall edging
Stone columned archway with carved Corinthian capitals, recessed art niches and stained-wood dropped-block, box-beamed ceiling opens to Formal Living Room
Stone columned archway with carved Corinthian capitals opens to Formal Dining Room
Stone columned archway with carved Corinthian capitals and double pocket doors leads to Library / Study
Stained-wood block-paneled archway to Guest Powder Room, Front Hall Closet (and hallway to Master Suite)

FRONT HALL CLOSET

Anteroom precedes the Guest Powder Room with Front Hall Closet (5' 4" x 2' 4"): hanging bar with two overhead shelves and ceiling-mounted light with jamb switch

GUEST POWDER ROOM

Groin-vaulted ceiling with artisan applied hand-painted and plastered walls and ceiling

Under-mounted white basin with fluted brass fixtures and cut-glass tap handles set into marble counter with ogee edging and drawers and cabinet storage below; faceted glass designer drawer and cabinet door pulls
Framed vanity mirror
Wall-mounted vanity sconces with shades
Ceiling-mounted multi-armed chandelier with electric candlestick lighting, cascading prisms and drops
Archway to privacy alcove for Kohler® toilet with recessed marble-topped storage cabinet
18" x 18" creamy-colored marble tile floor with contrasting inlaid 3" x 3" marble accent tiles and extended height (9") baseboards with waterfall edging

LIBRARY / STUDY – 15' 9" x 14' 6"

12' ceiling height
Six walls with custom built-in book cases with carved cornices, top-of-cabinet display space and cabinet storage below
Built-in desk area with knee space, slide-out keyboard tray and drawer storage
Floor space for large executive desk
8' tall divided light casement window with upper level glass transoms and remote-controlled Hunter-Douglas® pleated fabric shades
Ceiling fan
Recessed lighting
Recessed adjustable and repositionable art lighting

Recessed ceiling speakers with wall-mounted volume controls
Swing-out bookcase "door" unobtrusively connects to Gallery Master Closet, integrating the Library / Study to the Master Suite
Wide-plank hardwood floor

FORMAL DINING ROOM- 19' 5" x 16'

12' ceiling height
Elegant high-quality Egyptian leaded crystal* chandelier with electric candlestick lighting, beaded ropes and cascading prisms
Twin (4' wide) built-in display cases with carved cornices with repeating acanthus leaf borders and ribbon-and-reed uprights; upper glass-faced cabinets with mirror-backed and lighted interiors and adjustable glass shelves; cabinet storage below
Artisan applied hand-painted and plastered walls with bas relief floral motif
Multi-piece crown molding stained-to-match the baseboards and chair rail
Mirrored accent wall
8' tall divided light casement window with upper level glass transoms and remote-controlled Hunter-Douglas® pleated fabric shades
Recessed lighting
Recessed adjustable and repositionable art lighting
Recessed ceiling speakers with wall-mounted volume controls

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. © 2017 SMARTePLANS® Page 2 of 18 Pages

* = Per Seller

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

7 Paradise Point – Sugar Land

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

18" x 18" creamy-colored marble tile floor with extended height (9") baseboards and waterfall edging
Swinging door with brass push-plate to Butler's Pantry (and Kitchen)

2-STORY FORMAL LIVING ROOM

Anteroom entrance (14' x 7' 7") from the Rotunda Reception Foyer with recessed and arched art niches on each side with built-in marble-topped display cabinets, dramatic stained-wood dropped-block, box-beamed ceiling supported by stone columns with carved Corinthian capitals; inlaid marble tile floor

Beamed ceiling with 23' 7" ceiling height; beams stained-to-match the baseboards and multi-piece crown molding

Cast-stone estate-sized gas log fireplace with mantel set 5' 9" off the floor; repeating acanthus leaf carved border and scallop-shell appliques

Wall-mounted and arched pier mirror above mantel framed in cast-stone surround with heraldic crest at peak; wall-mounted sconce lights on either side of mirror

Arched and recessed stained-wood built-ins (5' wide) on each side of fireplace with adjustable glass shelves above and cabinet storage below

12' wide recessed alcove with five 10' 8" tall seamless glass butted-windows overlooking

rear pool terrace and lake; 2nd tier of arched windows overhead

Upper level scrolled-ironwork balconies on three walls overlook the Formal Living Room from the second floor

Artisan applied hand-painted and plastered walls

Recessed lighting

Recessed wall-mounted speakers with volume controls

High electrical outlets for drapes or blinds*

18" x 18" creamy-colored marble tile floor with extended height (9") baseboards and waterfall edging

Stained-wood block-paneled archway to Family Room w/Fireplace, Wet Bar and Kitchen

FAMILY ROOM W/ FIREPLACE – 25' 2" X 20'

12' 8" ceiling height with custom artisan-applied hand-plaster and paint

Estate-sized gas log fireplace with mantel set 5' 9" off the floor; 12" x 12' granite tile surround; carved wood mantelpiece with acanthus leaf fluted corbels and ribbon-and-reed uprights; bi-fold glass fireplace screen

Built-in entertainment center (carved wood motifs match fireplace); space for TV, audio and speaker equipment

Recessed windowed alcove (21' 1" x 8' 4") with wall of 8' glass French doors with upper level glass transoms open onto Rear Covered Porch with Summer Kitchen

Recessed lighting

Recessed speakers with wall-mounted volume controls

High electrical outlets for drapes or blinds*

Decorative hanging light fixture with multi-armed alabastered glass globe lights

20" x 20" travertine tile floor with chiseled edges

Open to Kitchen

Open to Wet Bar

WET BAR

Wall of cherry-wood-stained custom cabinetry:

Upper level glass-faced display cabinets with cornice tops, top-of-cabinet display space and recessed cove lighting; adjustable shelves and under-cabinet lighting; granite counters with ogee edging and block-paneled backsplashes; drawer and cabinet storage below

Under-counter KitchenAid® glass-faced beverage refrigerator with 3 programmable zones and glide-out bottle storage racks on lower half

Under-counter KitchenAid® glass-faced wine refrigerator with 2 programmable zones and glide-out bottle storage racks

Under-counter KitchenAid® stainless steel ice machine

Built-in illuminated 225-gallon aquarium with dual filtration system, heater and programmable Lutron® illumination; upper

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. © 2017 SMARTePLANS® Page 3 of 18 Pages

* = Per Seller

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

7 Paradise Point – Sugar Land

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

level wood cornice and storage cabinets below
Free-standing granite bar with ogee edging, under-mounted stainless steel bar sink with reverse osmosis filtered water; cabinet storage below and space for bar seating
Recessed lighting
Stone columns with carved Corinthian capitals on each end of bar atop block-paneled pedestals

GRANITE KITCHEN –27' 9" x 15' 8"

12' ceiling height
Custom cherry-wood-stained cabinetry with carved cornice tops, top-of-cabinet display space and recessed cove lighting; adjustable shelves and under-cabinet lighting
Granite counters with ogee edging and diagonally set 4" x 4" tumbled stone backsplash with "twisted rope" tile borders and fruit-shaped glazed tile accents
13' long granite counter with ogee edging and space for breakfast-bar seating
Custom cabinetry features include: wide drawers and cabinets; deep (pan) drawers; glass-faced display cabinets; under-counter pull-out trash slide with compartmented dividers for recycling; soft-closing mechanism on drawers; and two roll-out spice trolleys (one on each side of range)
Under-mounted soapstone apron sink with two basins; single-lever fixture with retractable sprayer head; soap/ lotion dispenser; reverse

osmosis hot/cold filtered water tap; and KitchenAid® disposal
Two KitchenAid® stainless steel dishwashers (one on each side of sink)
Under-counter stainless steel KitchenAid® trash compactor
Viking® Pro stainless steel range with 6 gas burners, griddle and two glass-faced ovens – the larger with bake/ broil/ roast convection capabilities
Wall-mounted pot filler behind range
Decorative wall-mounted glazed tile fruit and vegetable basket vignette behind range
Custom overhead stainless steel vent/ light range hood in cabinet façade with carved-wood wheat/fruit appliques
Thermador® stainless steel microwave
Thermador® stainless steel warming drawer
Thermador® stainless steel, glass-faced, self-cleaning oven with bake/ broil/ roast convection capabilities
Built-in SubZero® stainless steel refrigerator
Built-in SubZero® stainless steel freezer
Upper level arched display niches above refrigerator and freezer
Octagonal island with slab granite counter with ogee edging, under-counter cabinet storage, and space for seating on each end
Under-mounted Kohler® stainless steel vegetable sink with single lever fixture with retractable sprayer head and Insinkerator® disposal set into island

Built-in buffet server (6' x 2') with granite counter, beadboard backsplash; and 2 tiers of upper level glass-faced cabinets
Artisan applied hand-painted and plastered walls
Recessed lighting
Decorative scrolled-ironwork light fixture with electric candlestick lighting and shades
Recessed ceiling-mounted speakers with wall-mounted volume controls
Multi-piece crown molding stained-to-match the baseboards
20" x 20" travertine tile floor with chiseled edges inlaid with metallic floral accent tiles and extended height (9") baseboards with waterfall edging
Open to Breakfast Room
Archway to Butler's Pantry

BUTLER'S PANTRY –6' 3" x 8' 2"

Custom cherry-wood-stained cabinetry with carved cornice tops, top-of-cabinet display space and recessed cove lighting; upper level glass faced cabinets with adjustable shelves and under-cabinet lighting
Granite counters with ogee edging and block-paneled stained-wood backsplash
Wide drawer storage (for placemats and linen)
Glide out drop-leaf table concealed by cabinetry façade rolls out on casters from under the granite counter for easy food and beverage service
Recessed lighting

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. © 2017 SMARTePLANS® Page 4 of 18 Pages

* = Per Seller

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

7 Paradise Point – Sugar Land

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

Multi-piece crown molding stained-to-match the baseboards
20" x 20" travertine tile floor with chiseled edges extended height (9") baseboards with waterfall edging
Swinging door to Formal Dining Room with brass push-plate
Door to Walk-In Pantry

Walk-in Pantry (11' x 5')

Wood door with beveled-glass panel
Wall-mounted wrap-around storage shelves / cubbies for oversized appliances and dishes
Two long walls with adjustable shelves
Two granite counters with electrical outlets beneath upper level cabinets with under-cabinet lighting; cabinet storage below with interior electric outlet*
Built-in chest of drawers with 4 drawers
Ceiling-mounted light with jamb switch
20" x 20" travertine tile floor with chiseled edges

WINDOWED BREAKFAST ROOM – 13' 8" x 11'

Entrance bordered by stone columns with carved Corinthian capitals
Semi-circle of five 7' 9" tall seamless glass windows with Hunter Douglas® rolling sun shades
Recessed alcove with space for TV
Artisan applied hand-painted and plastered walls with twining grape-vine motif

Decorative hanging light fixture with multi-armed alabastered glass globe lights
Circular ceiling-level stained-wood display shelf supported by carved wood corbels
Recessed lighting
20" x 20" travertine tile floor with chiseled edges and extended height (9") baseboards with waterfall edging
Open to rear staircase, exit door to Motor Court, Kitchen Office, Kitchen Half-Bath and Laundry/Utility Room

KITCHEN OFFICE – 13' x 8' 10"

Desk space at granite counter with ogee edging; under-counter knee-space with pull-out keyboard tray; drawers and cabinets below
Upper level wall-mounted cabinets with under-cabinet task lighting and ceiling-level display niches
Granite counter with ogee edging and file drawers below; upper level cabinets with under-cabinet task lighting and ceiling-level display niches
Recessed lighting
Under-stairway storage closet (4' 7" wide) with artisan hand-painted glass French doors and rope accent lighting
20" x 20" travertine tile floor with chiseled edges and extended height (9") baseboards
Open to Kitchen Hall

KITCHEN HALL / MUD ROOM

Space for Mud Room Bench / Hall Tree
Elevator with paneled interior, light, wall-mounted hand rail, telephone and retractable metal safety gate
Walk-in closet (3' 5" x 5' 3"): hanging bar with overhead shelves and ceiling-mounted light with jamb switch
20" x 20" travertine tile floor with chiseled edges and extended height (9") baseboards
Exit door to attached 4-car Garage
Pocket door to Laundry/Utility Room
Door to Kitchen Half-Bath

KITCHEN HALF-BATH

White basin with custom fixtures set into 14" x 14" marble tile counter with drawers and cabinets below
Vanity mirror and wall-mounted sconce lights
Archway to privacy alcove for Kohler® toilet with overhead built-in cabinetry
20" x 20" travertine tile floor with chiseled edges and extended height (9") baseboards

LAUNDRY / UTILITY ROOM – 12' 10" x 9'

Space for full-sized washer and dryer
Electric dryer connection*
Cabinets over washer and dryer
Drip-dry hanging bar
Multi-tiered cabinet with space for laundry basket in top cabinet (to collect clothing dropped from laundry chute in 2nd floor Bedroom Hall)

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.

© 2017 SMARTePLANS®

Page 5 of 18 Pages

* = Per Seller

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

7 Paradise Point – Sugar Land

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

Custom built and lined pet food drawer
Deep 2-basin stainless steel soaking sink with gooseneck fixture and retractable sprayer head; reverse osmosis filtered water tap and soap/lotion dispenser set into laminate counter with drawers and cabinets below
Casement window over sink with Hunter Douglas® pleated fabric shade
Space for refrigerator/freezer with overhead wood cabinet
Walk-in closet (3' 10" x 5' 10") with 4 wrap-around shelves and ceiling-mounted light with jamb switch
Ceiling-mounted hanging light fixture
Ceiling-mounted rail lighting with adjustable and repositionable lamps over washer and dryer and also over sink
20" x 20" travertine tile floor with chiseled edges

PRIVATE AND SECLUDED MASTER SUITE

The luxurious multi-room Master Suite occupies over one-third of the floor space on the first floor, and also extends outside to include its own covered porch adjacent to the heated spa
The Master Suite is set apart in its own wing and is accessed through a set of double doors that open off the Rotunda Reception Hall

MASTER SUITE VESTIBULE ENTRY

Elegant and ornamental room with circular coffered ceiling, archways and inlaid marble floor
Three recessed, arched and lighted display niches with marble topped counters and cabinet storage below
Decorative 6-arm chandelier with beading, electric candlestick lighting and shades
Arched doorway to Gallery Master Closet
Arched doorway to Marble Master Bath
Arched doorway to Master Sitting Room with change in elevation (2 steps down)
Arched doorway to Exercise Room and Sauna

MASTER EXERCISE ROOM AND SAUNA – 7' 2" x 20'

11' ceiling height
Space for exercise equipment
Space for flat screen TV in two locations
Accent wall with floor-to-ceiling mirror
Crown molding stained-to-match baseboards
Recessed lighting
Recessed ceiling speakers with wall-mounted volume controls
20" x 20" travertine tile floor with chiseled edges and extended height (9") baseboards

Sauna – 6' 7" x 5' 6"

Insulated door with glass panel insert and dual sidelights
Cedar planked walls, ceiling and flooring

Built-in wrap-around bench seating with two levels of built-in reclining pallets with elevated wood head rests
Wall-mounted light
Wall-mounted thermometer
Finlandia Sauna® wall-mounted heating unit with volcanic rocks

MASTER SITTING ROOM – 15' 7" x 13' 10"

Double coffered ceiling to 13' ceiling height with stained-wood crown molding and recessed cove lighting inside the coffers
Ceiling fan
Recessed lighting
High electrical outlets for drapes or blinds*
Space for wall-mounted TV
Carpet with extended height (9") baseboards and waterfall edging
Wall of fixed and operable glass doors with overhead glass transoms and remote-controlled Hunter Douglas® pleated fabric shades lead to Pool Terrace and Spa
Pocket door to Master Bedroom

MASTER BEDROOM – 17' x 24'

Cove ceiling with curved corners and 13' 10" ceiling height
Artisan applied hand-painted and plastered walls and ceiling
13' 7" wide wood-framed arched alcove (space for bed) with two recessed ceiling lights and separate wall-plate controls

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.

© 2017 SMARTePLANS®

Page 6 of 18 Pages

* = Per Seller

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

7 Paradise Point – Sugar Land

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

Two arched and recessed stained-wood display cases on either end of room with upper level illuminated adjustable glass shelves and cabinet storage below
Two ceiling fans
Two walls of 7' 9" tall seamless glass windows overlooking Pool and Spa with remote-controlled Hunter Douglas® pleated fabric shades
Space for wall-mounted TV
Recessed ceiling speakers with wall-mounted volume controls
Recessed lighting
High electrical outlets for drapes or blinds*
Carpet with extended height (9") baseboards with waterfall edging
Door to Coffee / Juice Bar and Master Bath

MASTER COFFEE / JUICE BAR

Stainless steel sink set into recessed marble-topped console with ogee edging, reverse osmosis filtered water and cabinet storage below
Upper level wall-mounted cabinets with top-of-cabinet display space
Under-counter U-Line® stainless steel beverage refrigerator
Marble tile floor
Change in elevation – 2 steps up to Marble Master Bath

MARBLE MASTER BATH

Recessed marble-topped console at entry from Octagonal Vestibule
Two separate slab marble consoles with ogee edges, each with: Kohler® white basin and custom fixtures, reverse osmosis filtered water taps, wall-mounted mirror and sconce lights
“Her” area with built-in vanity with knee space and mirror with integrated “make up” lighting
“His” area with extended height shaving console (marble counter is 3' 6" off the floor)
Two built-in linen cabinets; one with space for TV on top of cabinet
Built-in linen cabinet with laundry-drop compartment*
Two separately enclosed water closets: “Hers” with Kohler® bidet and Kohler® toilet with upper level built-in cabinetry; “His” with Kohler® toilet, ceiling-level window and marble-topped cabinet
Recessed alcove for Kohler® whirlpool tub set into marble deck with dual columned pilasters and centered tall arched glass window with etched glass design
Oversized steam shower with tile enclosure and decorative border; ceiling-level window; corner seat; glass wall overlooking tub; temperature controlled wall-mounted shower head and ceiling-mounted rainfall showerhead; wall-mounted hand-shower attachment and frameless glass door

Barrel vaulted ceiling
Recessed speakers with wall-mounted volume controls
Multi-armed ironwork chandelier with electric candlestick lighting, cascading prisms and drops
Recessed lighting
18" x 18" creamy-colored marble tile floor with contrasting inlaid 3" x 3" marble accent tiles and extended height (9") baseboards with waterfall edging

FIVE WALK-IN MASTER CLOSETS

“His” Master Closet 13' 5" x 7' 5" (1 of 5)

Double and single hanging bars
Ceiling-level pull-down hanging bars
Built-in chest of drawers with 12 drawers and upper level adjustable shelves
Wall-mounted belt / tie / accessory hooks
Accent window
Ceiling-mounted light
Carpet

“Her” Anteroom Closet – 6' 5" x 6' 7" (2 of 5)

Recessed shelf tower with 6 adjustable shelves
Built-in chest of drawers with 5 drawers and upper cabinets
Recessed lighting
Carpet
Open to Gallery Master Closet (3 of 5)
Door to Vestibule Master Closet (4 of 5)

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. © 2017 SMARTePLANS® Page 7 of 18 Pages

* = Per Seller

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

7 Paradise Point – Sugar Land

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

Gallery Master Closet – 22' 3" x 4' (3 of 5)

Originally designed as a walk-in shoe closet, this barrel-vaulted carpeted hallway connects the Master Suite to the Library / Study, with custom built-ins on both sides

11' wall of four tall shelf towers, each with 8 adjustable shelves

Two sets of 5' wide shelf towers, each with 8 adjustable shelves

Recessed shelf tower 3' wide with 9 adjustable shelves

Recessed lighting

“Her” Vestibule Closet – 8' 4" x 6' 6" (4 of 5)

The angled vestibule hallway to “Her” main walk-in closet has custom built-ins on both sides

Two recessed shelf towers each with 9 adjustable shelves

Built-in chest of drawers with 10 drawers and upper level adjustable shelves

Double hanging bars

Ceiling-mounted light

Carpet

Open to “Her” Master Closet (5 of 5)

“Her” Master Closet 12' 4" x 14' 9" (5 of 5)

Double and single hanging bars

Ceiling-level pull-down hanging bars

Wall-mounted full length dressing mirror

Built-in chest of drawers with 6 drawers

Wall-mounted belt / tie / accessory hooks
Window with Hunter Douglas® pleated fabric shades
Ceiling-mounted light
Carpet

SECOND FLOOR

SECOND FLOOR LANDING

Glass domed ceiling with artisan applied hand-painted and plastered walls and ceiling
Scrolled-ironwork balustrade set in wood footing with hardwood hand rail overlooks Reception Foyer below

Scrolled-ironwork balustrade set in wood footing with hardwood hand rail overlooks Formal Living Room Below

Hardwood floor with extended height (9") baseboards and waterfall edging

Stained-wood block-paneled archway to Bedroom Hall

Stained-wood block-paneled archway to Theatre and Game Room

Stained-wood block-paneled archway to Bedroom # 3 and Third Floor Stairs

Stained-wood block-paneled archway to Bedroom # 2

BEDROOM # 2 W/ PRIVATE BATH & CEILING

LEVEL LOFT – 20' x 16'

15' 8" ceiling height

Arched divided light casement window (7' 6" tall) with plantation shutters

Built-in homework desk with pull-out keyboard tray and drawers and cabinets below; upper level wall mounted cabinets and adjustable shelves

Built-in wall-mounted ladder to carpeted loft area (12' 7" x 6') with 7' 9" ceiling height, wood-spindled balustrade and recessed lighting

Ceiling fan

Recessed lighting

Recessed ceiling speakers with wall-mounted volume controls

Carpet

Private Bath

White basin set into tile-topped counter with drawer and cabinet storage below

Reverse osmosis filtered water tap

Wall-mounted vanity mirror

Built-in linen cabinet with laundry-drop compartment

Chair rail

Privacy alcove for toilet with overhead built-in cabinetry

Cased opening to separately enclosed bathing area: tile shower with tile surround and mini-mosaic border, corner seat and textured glass privacy door; tub/shower with tile surround with mini-mosaic border and overhead archway; wall-mounted full-length dressing mirror

Recessed lighting

13" x 13" tile floor

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. © 2017 SMARTePLANS® Page 8 of 18 Pages

* = Per Seller

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

7 Paradise Point – Sugar Land

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

Door to attic with climate controlled-storage area

Walk-in Closet – 7' 6" x 8' 5"

Double hanging bars

Built-in chest of drawers with 5 drawers with overhead cabinets

Additional under stair storage area with built-in shelf

Ceiling-mounted light

Carpet

BEDROOM #3 W/ PRIVATE BATH & CEILING

LEVEL LOFT – 20' x 16'

16' 10" ceiling height

Triple windows (5' 9" tall) with remote-controlled Hunter Douglas® pleated fabric shades

Built-in homework desk with pull-out keyboard tray and drawers and cabinets below; upper level wall mounted cabinets and adjustable shelves

Built-in wall-mounted ladder to carpeted loft area (9' 8" x 7') with 7' 9" ceiling height, wood-spindled balustrade and recessed lighting

Ceiling fan

Recessed lighting

Carpet

Private Bath

White basin set into tile-topped counter with drawer and cabinet storage below

Reverse osmosis filtered water tap

Wall-mounted vanity mirror

Built-in linen cabinet with laundry-drop compartment

Built-in chest of drawers with 5 drawers and overhead cabinets

Chair rail

Cased opening to privacy alcove for toilet with overhead built-in cabinetry

Shower with tile surround and mosaic border, corner seat and textured glass privacy door;

Recessed lighting

13" x 13" tile floor

Walk-in Closet – 9' 8" x 6' 1"

Double hanging bars

Shelf tower with 5 shelves

Upper level shelves above built-in chest of drawers with 10 drawers

Ceiling-mounted light

Carpet

TIERED THEATRE – 21' x 21' 4"

Change in elevation from Second Floor Hall –

Three wide hardwood steps precede the double-door entry to the Theatre

10' ceiling height

Riser platform elevates rear of theatre, accessed via carpeted steps with recessed tread lights

Space for reclining theatre seating on both levels

Space for ceiling-mounted projector

Recessed lighting

Four wall-mounted uplights

Recessed repositionable art lighting

Recessed speakers with 7.1 surround sound (3 speakers behind 110" projection screen; 4 recessed wall speakers; subwoofer)*

Ceiling fan

Crown molding stained-to-match baseboards

Artisan applied hand-painted walls

Elevated stage with 110 inch* wall-mounted projection screen and cabinet storage below 3 tiers of built-in storage cabinets at each end of the projection screen

Carpet with extended height (9") baseboards and waterfall edging

GAME ROOM W/ COVERED BALCONY – 28' 2" x 20' 8"

Coffered and beam-outlined ceiling to 11' 6" ceiling height

Two ceiling fans with lights

Space for full-sized pool table and gaming equipment

Recessed lighting

Recessed ceiling speakers with wall-mounted volume controls

Two tall (6' 3") sash windows with Hunter Douglas® fabric pleated shades on either end of room

Hardwood floor with extended height (9") baseboards and waterfall edging

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.

© 2017 SMARTePLANS®

Page 9 of 18 Pages

* = Per Seller

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

7 Paradise Point – Sugar Land

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

Wall of tall glass windows and French door opening to covered balcony; Hunter-Douglas® pleated shades

Covered Balcony

Spectacular tree-top level views across the lake

Brick columns and wrought-iron balustrade

Recessed lighting

Two wall-mounted coachman's lamps

Ceiling fan

Exterior electrical outlets in weatherized enclosure

Tile floor

BEDROOM HALL

10' ceiling height

Multi-level Bedroom Hall (5' wide) with archways and recessed lighting

Elevator with paneled interior, light, wall-mounted hand rail, telephone and retractable metal safety gate

Cabinet conceals laundry-chute to first floor Laundry/Utility Room

Walk-in Cedar Closet (2' 9" x 5' 5") with cedar planked walls and ceiling; hanging bar with overhead shelves; and ceiling-mounted light with jamb switch

Multi-piece crown molding stained-to-match baseboards

Scrolled-ironwork balustrade with hardwood railing overlooks rear staircase below (descending to Kitchen / Breakfast area)

Hardwood floor with extended height (9") baseboards

Hallway to Second Floor Kitchen and Second Floor TV Den / Craft Room

Door to Bedroom # 5 with Private Bath

Double doors to Bedroom # 4 with Private Bath

Door to Hall Bath

HALL HALF- BATH

White basin set into tile-topped counter with drawer and cabinet storage below

Wall-mounted vanity mirror

Mirror-mounted vanity lighting

Skylight

Archway to privacy alcove for toilet with overhead built-in cabinetry

Recessed lighting

13" x 13" tile floor

BEDROOM #4 W/ PRIVATE BATH – 20' X 16'

10' ceiling height

Arched divided light casement window (7' 6" tall) with plantation shutters

Ceiling fan

Recessed lighting

Crown molding stained-to-match baseboards

Carpet and baseboards with waterfall edges

Private Bath

Change in elevation – 2 steps down to bathroom floor

White basin set into tile-topped counter with drawer and cabinet storage below

Reverse osmosis filtered water tap

Arched wall-mounted vanity mirror with mirror-mounted vanity lighting

Separately enclosed water closet with toilet and overhead built-in cabinetry

Shower with tile surround, embossed border tiles and textured glass privacy door

Recessed lighting

13" x 13" tile floor

Walk-in Closet – 7' 1" x 7' 10"

Single and double hanging bars

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

Ceiling-mounted light with jamb switch

Carpet

SECOND FLOOR KITCHEN W/DISHWASHER- 11' 8" X 11' 10"

Change in elevation – 2 steps up from hallway to Kitchen level

Wood cabinets with adjustable shelves on three walls, under-cabinet lighting and top-of-cabinet display space

Laminate counters on three walls with laminate backsplash

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.

© 2017 SMARTePLANS®

Page 10 of 18 Pages

* = Per Seller

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

7 Paradise Point – Sugar Land

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

Stainless steel sink with KitchenAid® garbage disposal and single lever fixture with retractable sprayer head
Reverse osmosis filtered water tap
Wall-mounted mirror behind sink
Wall-mounted lighting above sink
KitchenAid® dishwasher
Long wall with 2 tiers of tall pantry cabinets
Space for full-sized refrigerator with top door freezer (i. e. KitchenAid® model fits within that space now)
Space for dinette set (i.e. 60" x 40" oval glass table w/4 chairs fits within that space now)
Skylight
Ceiling fan
Recessed lights
Tile floor

SECOND FLOOR TV DEN / CRAFT ROOM – 16' 9" X 13' 9"

Change in elevation – 4 steps up from hallway
Semi-circle of five 4' 9" tall sash windows with Hunter Douglas® pleated fabric shades
Recessed alcove with space for TV
Two under-mounted stainless steel sinks with single lever fixture and retractable sprayer head set into laminate counter with laminate backsplash cabinet storage below
Upper level wall-mounted cabinets
Built-in cabinet with 5 adjustable shelves
6' wall of 3 tiers of floor-to-ceiling built-in cabinetry
Two semi-circular ceiling-level display shelves

Recessed lighting
Recessed ceiling speakers with wall-mounted volume controls
Ceiling fan
Carpet with extended height (9") baseboards and waterfall edging

BEDROOM # 5 W/ PRIVATE BATH & STORAGE/ PROJECT ROOM – 17' X 13' 5"

12' ceiling height
Arched divided light casement window (7' 6" tall) with plantation shutters
Ceiling fan
Recessed lighting
Carpet

Private Bath

White basin set into tile-topped counter with drawer and cabinet storage below
Reverse osmosis filtered water tap
Wall-mounted vanity mirror
Mirror-mounted vanity light
Built-in linen cabinet with laundry-drop compartment
Chair rail
Privacy alcove for toilet with overhead built-in cabinetry
Shower with tile surround corner seat and textured glass privacy door
Recessed lighting
13" x 13" tile floor with cragged edge

Walk-in Closet – 7' x 4' 6"

Single and double hanging bars

Built-in chest of drawers with 5 drawers and overhead shelves
Ceiling-mounted light with jamb switch
Carpet

CLIMATE CONTROLLED STORAGE / PROJECT ROOM – 16' 3" X 15' 4"

Accessed via 5' tall door in Bedroom # 5
Storage room or Hobby Area / Gift Wrapping Station
Peak ceiling height of 6' 4" with angled ceiling sloping to 3' 6" height along side walls
Three walls of adjustable Elfa® shelving and glide-out baskets for customizable and reconfigurable storage solutions
Carpet
Reduced height door to attic

THIRD FLOOR

Accessed via carpeted stairway from Second Floor Hallway
Door (5' 5" tall) to attic
Open to Entertainment Room

ENTERTAINMENT ROOM W/ PRIVATE BATH – 29' 10" X 16' 5"

9' ceiling height
Curvilinear wall with space for wall-mounted TV
Elevated and carpeted performance stage (2' off the floor) with paneled wood base and two wood steps

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. © 2017 SMARTePLANS® Page 11 of 18 Pages

* = Per Seller

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

7 Paradise Point – Sugar Land

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

Recessed lighting and recessed directional spotlights over stage area
Built-in floor-to-ceiling storage shelves
Two skylights (operable with access to roof)*
Two ceiling fans
Recessed lighting
Recessed ceiling speakers with wall-mounted volume controls
Carpet
Full-sized door to Attic
Reduced height door (on elevated stage) to attic / climate-controlled storage area with thermostat
Door to Bath

Private Bath

Cultured marble counter with integral sink and cabinet storage below
Reverse osmosis filtered water tap
Artisan applied hand-painted and plastered walls
Framed wall-mounted vanity mirror
Wall-mounted vanity light
Kohler® toilet with overhead built-in cabinetry
Ceiling fan
Shower stall with textured glass privacy door
Ceiling-mounted light
12" x 12" tile floor
Door to climate-controlled A/V Room

Climate-Controlled A/V Room – 6' 3" x 9' 6"

Built-in counter 3' 10" tall with three sections, each with two glide-out shelves
Ceiling-mounted light
Carpet

OVERSIZED CLIMATE-CONTROLLED 4- CAR GARAGE & MOTOR COURT

Attached to the residence, a scrolled-ironwork driveway gate at the front controls paver-stone driveway access to the Motor Court at the rear of the home

Oversized Climate-Controlled 4-Car Garage

11' 6" ceiling height
Two insulated steel double-sized doors with exterior wall-mounted coachman's lamps
Automatic garage door openers
2-tiers of built-in cabinetry
Three tall casement windows
7' of wall-mounted cabinets set 5' off the floor accommodate storage space below
Controls for whole-house water filtering system, automatic sprinkler system and Invisible Fence® for pets
Ceiling-mounted lighting
Recessed ceiling speakers with wall-mounted volume controls
Sealed and epoxied garage floor

OUTDOOR LIVING SPACE

Lushly thick Zoysia® grass lawn surrounding the property is dense, drought tolerant and pest resistant
Tall shrubbery along fence line provides privacy to residence
Professionally landscaped and tiered grounds with mature trees; grassy lawn; ornamental trees; flowering shrubs; cultivated planting beds; vines trained to trellis; meandering stone pathways; fountains and water features; automatic sprinkler system; dramatic building and landscape lighting
Permanently installed exterior illuminated flag pole
Mosquito control system with multi-month tanks; extensive network of emitters provide coverage to tennis court, basketball court, pool/spa, terraces and exterior grounds outside the residence and Carriage House
Multi-level barefoot-friendly pool deck and multiple open-air ground-floor terraces edged with mature palm trees and landscaped planting beds
Recessed tread lighting on steps and walkway lights illuminate paver-stone pathways
The combination of covered porches and open air terraces provide abundant outdoor living space
Rear Covered Porch & Summer Kitchen
Brick columns and archways on three sides; vines trained to trellis across top of archways

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.

© 2017 SMARTePLANS®

Page 12 of 18 Pages

* = Per Seller

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

7 Paradise Point – Sugar Land

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

Recessed lighting
Wall-mounted sconce lighting
Recessed speakers with volume control
Flagstone flooring
Space for outdoor furniture
Two ceiling fans

Summer Kitchen

Conveniently located under the covered porch outside the Kitchen and Family Room
Built-in L-shaped tile counter with stainless steel storage lockers and pull-out drawers below
Tile-topped counter with space for bar seating
Recessed niche in countertop: space for hi-intensity BTU gas burner on stand and tall stock pot, suitable for lobster boils, shrimp boils, turkey frying, etc; space for gas canister concealed in adjacent under-counter cabinet with cut-out space to run hose to BTU burner*
Space for wall-mounted TV
Ceiling fan
Viking® stainless steel direct-plumbed *gas grill / smoker/ rotisserie with electric ignition
Two Viking® direct-plumbed* gas side burners
Overhead Viking® stainless steel rangehood, vent/light with chimney-mount

Under-mounted stainless steel sink with cabinet storage below
KitchenAid® under-counter beverage refrigerator

2nd Floor Game Room Balcony

Brick columns and wrought-iron railings; space for outdoor furniture; recessed lighting; sconce lighting; ceiling fan; and great tree-top level views of the lake

Master Suite Covered Porch

2-story covered porch with archways and brick columns accessed via glass French doors from the Master Sitting Room; space for outdoor furniture; recessed lighting; sconce lighting; steps away from the Pool and Spa

Pool

Heated variable-depth lighted pool faces the lake with vanishing edge spillway fountain to second tier pool below
Pool faces east and benefits from afternoon shade
Shallow tanning shelf /wading area with bubbler fountains
Multiple arched waterjet features*
Built-in steps/ bench seating with glazed tile accents along edge
Programmable pool operating system with indoor and outdoor control panels; keypad controls in several locations inside the home*

Exterior speakers with simulated “rock/boulder” appearance with volume control*

Spa

Heated spa with bench seating and glazed tile accents along the edges
Two spillway fountains into pool and soothing sound of spillway from upper level vanishing edge of pool over stone accent wall to lowest pool level
Programmable pool operating system with indoor and outdoor control panels; keypad controls in several locations inside the home*
Exterior speakers with simulated “rock/boulder” appearance with volume control*

Outdoor Shower & Pool Half-Bath

Tall brick privacy wall with wood gate encloses outdoor hot/cold shower area; wall-mounted showerhead and drain
2 steps up to Half-Bath: sink set into tile counter with cabinet storage below; vanity mirror; vanity lighting; recessed alcove for toilet with overhead wall-mounted shelves; tile floor

Lighted Basketball Court

Outdoor junior-sized basketball court (Sport Court®)* with court markings
Rubberized chain-link fencing partially surrounds court
Two adjustable-height basketball goals

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. © 2017 SMARTePLANS® Page 13 of 18 Pages

* = Per Seller

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

7 Paradise Point – Sugar Land

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

Two stadium lights
Exterior speakers with volume control*

Lighted Tennis Court

Outdoor regulation-sized tennis court (Sport Court®)*
Soft-surface, “joint-friendly” low impact modular interlocking grid surfacing with court markings; low maintenance; designed to drain rapidly
Wide perimeter space around court (within fenced enclosure) provides space for spectators and bench seating
Rubberized chain-link fencing around court with 4 pedestrian gates; bordered by rose bushes and landscaped planting beds
Six stadium lights
Rolling garage door of Carriage House opens onto end of tennis court, providing interior garage space for catering set-ups or positioning of automatic ball machine

Free-Standing Octagonal Gazebo

Located adjacent to the tennis court; stone columns and archways beneath peaked roof
Wood-planked ceiling and recessed ceiling-mounted speakers
Ceiling fan with light
Space for outdoor furniture
Flagstone flooring

Gas Fire Pit

Open air patio located adjacent to the Gazebo and Tennis Court faces the lake

Octagonal fire pit with flagstone base, lava rocks, gas fireplace logs and remote-controlled electronic ignition
Significant seating space around perimeter of fire pit
Exterior speakers with simulated “rock/boulder” appearance with volume control*
Flagstone terrace

Dock

Built-in dock with easy-care composite decking extends an open-air platform over the lake
Composite picket balustrade with top railing
Space for outdoor furniture
Gate to attached boat launch
Extensive amount of linear dock space and engineered bulkheads (with estimated average water depth of 8’)*, ready to accept wide variety of electric watercraft

CARRIAGE HOUSE w/KITCHEN & BATH

The Carriage House is set apart from the residence by the length of the fenced Tennis Court
The integrated Panasonic® telephone, Lutron® lighting and Wifi systems allow for easy communication between both locations, and system control of the Carriage House from the residence*

Accessed from the residence via a lakeside curving paver-stone walkway bordered by lush landscaping, planting beds, flowering shrubs, ornamental trees, and landscape, building and walkway lights
Entry into the Carriage House is from the lakeside covered porch with surround-sound outdoor theatre*, fireplace and summer kitchen through stained-wood divided light French doors
Alternatively, a separate scrolled-ironwork driveway gate leads to the extended-sized paver-stone motor court in front of the 4-car tandem garage at the rear of the Carriage House

KITCHEN & FRONT ENTRY – 6’ 5” x 12’

10’ ceiling height
Built-in secretary/desk at entry with granite-topped console and cabinet below; upper level leaded-glass cabinet with under-cabinet organizational cubbies over beadboard back splash
Custom alderwood cabinetry with carved egg-and-dart cornice tops, custom hardware, adjustable shelves, under-cabinet lighting and top of cabinet display space
Custom cabinetry features include: wide drawers and cabinets; deep (pan) drawers; and corner under-counter rotating 2-tier lazy susan storage unit

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. © 2017 SMARTePLANS® Page 14 of 18 Pages

* = Per Seller

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

7 Paradise Point – Sugar Land

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

Slab granite counters with ogee edging;
reclaimed and hand-selected vintage brick
backsplash

Center granite-topped island with space for
seating

KitchenAid® electric cooktop

KitchenAid® stainless steel microwave with
convection capabilities

KitchenAid® glass-faced, self-cleaning oven
with bake/ broil/ roast convection capabilities

Under-mounted Blanco® oversized sink with
Grohe® single lever fixture with retractable
sprayer head; reverse osmosis hot and cold
filtered water tap

KitchenAid® stainless steel trash compactor

Under-counter KitchenAid® stainless steel
beverage refrigerator

Recessed lighting

Ceiling fan with light

Recessed ceiling speakers with Nuvo®
keypad*

Multi-sized travertine tile flooring with tumbled
edges laid out in “Versailles” pattern with
extended height (9”) baseboards and
waterfall edges

Front Hall

Artisan applied hand-painted and plastered
walls and ceiling

Groin-vaulted ceiling with hand-painted
stenciling and multi-armed ironwork
hanging light fixture with alabastered
glass globe lights

Under-stair storage closet (4’ x 8’ 10”) with
built-in shelves beneath angled ceiling
Corner quarter-round cabinet with granite
counter and quarter-round shelving above
Door to Laundry/ Utility Room / Mud Room
Door to Bath and Closet

5’ wide cased opening to Main Room

MAIN ROOM – 13’ 5” x 12’

10’ ceiling height

Tall casement windows (5’ 9”) on two walls
with Hunter Douglas® pleated fabric shades;
break-resistant, high impact glass in window
facing Tennis Court*

Space for wall-mounted TV

Ceiling fan with alabastered glass globe lights
Recessed lighting

Recessed ceiling speakers with Nuvo®
keypad*

Crown molding stained-to-match baseboards
Multi-sized travertine tile flooring with tumbled
edges laid out in “Versailles” pattern with
extended height (9”) baseboards and
waterfall edges

LUXURY BATH & CLOSET

Artisan applied hand-painted and plastered
walls with bas relief floral motif

Glass vessel sink with oiled-bronze tone
custom fixtures set atop cut-and-shaped
granite counter with ogee edging and custom
alderwood cabinetry below

Arched vanity mirror with mirror-mounted
sconce lighting; wood archway with recessed
lighting

Two built-in alderwood linen cabinets at each
end of console

Corner steam shower with diagonally set tile
surround and mini-mosaic stone tile border;
wall-mounted showerhead; wall-mounted
hand-shower attachment; corner seat and
glass door

Pocket door to separately enclosed water
closet with Kohler® toilet; wall-mounted
uplight, recessed lighting and built-in granite-
topped console with alderwood custom
cabinetry above and below

Closet (4’ 6” x 2’ 10”) with double doors;
hanging bar with overhead shelf and shelf
tower with 5 shelves

Recessed lighting

Recessed speakers with Nuvo® keypad*

Multi-sized travertine tile flooring with tumbled
edges laid out in “Versailles” pattern with
extended height (9”) baseboards and
waterfall edges

Exit door to 4-Car Tandem Garage

LAUNDRY / UTILITY / MUD ROOM

10’ ceiling height

Recessed Hallway with built-in Mud Room
Bench / Hall Tree: marble-topped bench with
cabinet storage below; beadboard backing
with coat hooks and upper level storage
cabinets

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.

© 2017 SMARTePLANS®

Page 15 of 18 Pages

* = Per Seller

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

7 Paradise Point – Sugar Land

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

Built-in marble-topped counter with under-counter stainless steel KitchenAid® ice machine
Space for full-sized refrigerator / freezer, large enough for KitchenAid® stainless steel French door refrigerator with bottom pull-out freezer drawer in that space now; built-in cabinets overhead
Space for full-sized washer and dryer; electric dryer connection and built-in cabinets overhead
Recessed lighting
Multi-sized travertine tile flooring with tumbled edges laid out in “Versailles” pattern with extended height (9”) baseboards and waterfall edges
Door conceals wooden stairway to upper climate-controlled storage area: est. 29’ x 13’ with plywood flooring, 6’ center ceiling height with angled ceiling sloping to 4’ along side walls
Exit door to enclosed Motor Court
Exit door to 4-Car Tandem Garage

CARRIAGE HOUSE CLIMATE-CONTROLLED 4-CAR TANDEM GARAGE

Four insulated rolling garage doors with automatic openers; one garage door opens on the tennis court side, providing easy garage access for catering set-ups or automatic ball machine
Enclosed walk-in closet (17’ 5” x 6’ 3”) with 5 wrap-around built-in shelves; window with

Hunter Douglas® pleated fabric shade; controls for mosquito control system and water filtration /conditioning system for Carriage House; concrete floor
Two tall windows with Hunter Douglas® pleated fabric shade
Space for wall-mounted TV
Recessed lighting
Recessed ceiling speakers with Nuvo® keypad
Soft-surface, “joint-friendly” indoor/outdoor low impact modular interlocking grid flooring (same surfacing as and contiguous to the outdoor tennis court)
Outside extended-size driveway apron of easy-care paver-stone with inlaid decorative pattern bordered by grassy lawn and landscaped plantings; paver-stone driveway leads to remote-controlled scrolled ironwork driveway gate

CARRIAGE HOUSE COVERED PORCH W/ SURROUND-SOUND THEATRE, OUTDOOR FIREPLACE & SUMMER KITCHEN

Brick columns support covered porch with flagstone flooring
Chimneyed, stone-faced oversized gas log fireplace with space for TV above mantel
5.1 Surround-Sound Theatre System: 3 speakers on chimney, 2 behind seating and subwoofer*
Space for outdoor furniture
Ceiling fan

Recessed lighting
Recessed ceiling speakers

Carriage House Summer Kitchen

L-shaped built in granite counter with ogee edging and stainless steel storage lockers and pull-out drawers below
Viking® Pro stainless steel direct-plumbed* gas grill/ smoker/ rotisserie with electric ignition
Overhead Viking® stainless steel rangehood, vent/light with chimney-mount
Semi-circular paver-stone terrace with space for dinette set adjoins the covered porch and faces the lake

OTHER FEATURES

Premium finishes, marbles and custom craftsmanship throughout the property
Extensive use of custom millwork and moldings including door and window casings; custom built-in cabinetry and architectural pediments
Multiple soaring 2-story spaces with columns, as well as coffered, vaulted and specialty ceilings
Inlaid marble floors in several locations
Abundant storage space; many walk-in closets throughout the residence and significant climate-controlled* storage areas in multiple locations

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. © 2017 SMARTePLANS® Page 16 of 18 Pages

* = Per Seller

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

7 Paradise Point – Sugar Land

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

All bedrooms with en Suite baths, walk-in closets and independently programmable thermostats*

Whole-house water conditioning and filtration system*; sinks in food prep areas and most bathrooms have reverse osmosis filtered water taps

Elevator

Integrated multi-functional and programmable Panasonic® telephone system between residence, Carriage House and Tennis Court including paging and intercom features*

Programmable Lutron® lighting system throughout the house featuring “one-touch” wall plates and customizable features; wall plates labeled

Crestron® indoor/outdoor multi-room, multi-source keypad controlled distributed audio system in residence*

Nuvo® indoor/outdoor multi-room, multi-source keypad and WiFi controlled audio system in Carriage House*

Sophisticated multi-layered security system

Two commercial grade heaters shared by pool and spa*

Satellite dish in both residence and Carriage House; Comcast® broadband and Windstream® available by subscription*

Pre-wired for cable and multiple phone lines*

Generac® back-up generator with wired-in automatic transfer switch with sufficient capacity to fully power the Carriage House*

Four 50-gallon hot water tanks (2 on each side of residence) with one recirculating pump for rapid delivery of hot water; Carriage House has dedicated tankless hot water system*

Screens on gutters and leaf filter system*

Lightning rod protection system on residence, Carriage House and Gazebo*

ENTERTAINING & CATERING

Circular driveway convenient for setting up valet parking service

Separate Carriage House facilities including driveway and motor court convenient for catering staging area and set ups

Tennis Court with removable posts and adjacent lawn offer multiple options for entertainment tents*

Drive-through Carriage House Garage to Tennis Court ideally suited for car collection displays (day or night under the lights)*

Extensive system of outdoor electrical outlets convenient for various catering and decorating needs*

Side gate with trellised walkway offers elegant alternative entry to Pool, Tennis Court and other outdoor areas

Seller indicates home and grounds will easily accommodate 200 or more guests for cocktails or tented plated dinners*

ENERGY EFFICIENCY

10 (residence) plus 2 (Carriage House) high efficiency, high capacity energy efficient auto HVAC systems with 19 zones, rated 14 to 18 SEER; several systems with HEPA, UV or electronic air cleaners/filters*

All bedrooms with independently programmable thermostats*

Energy Star appliances

Programmable thermostats with LED readout*

Energy-efficient double-paned windows with tinting or sun screens*

Sun screen on glass dome*

Plantation shutters and Hunter Douglas® pleated fabric sun shades on most windows

Most closet doors have jamb switches

Solar attic vents installed in several locations*

Radiant barrier installed in residence along with R-30 insulation;* Carriage House with R-30 insulation*

PROPERTY UPDATES

2016:

Steam shower unit in Master Bath NEW in 2016*

Three HVAC units NEW in 2016 (one in January and two in May)*

Roof of residence NEW in 2016* (October)

- Two year transferrable warranty from installer, Remedy Roofing, for

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.

© 2017 SMARTePLANS®

Page 17 of 18 Pages

* = Per Seller

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

7 Paradise Point – Sugar Land

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)

workmanship, leaks and any subsequent interior damage

- GAF® Timberline HD shingles with lifetime warranty against manufacturing defects and Smart Choice® protection plan
- To ensure future transferability of applicable warranty, new owner must notify GAF® within 60 days of transfer of property

2015:

Two hot water heaters NEW in 2015*

Front doors replaced with customized iron doors with decorative grillwork*

PROPERTY CHRONICLE

This elegant residence was designed by Robert Dame and built by Robert Daigle Builders, Inc.*

The Carriage House was designed by Patrick Berrios and built by Greg Harris of Custom Concepts Construction, Inc. *

The linked floor plan(s) does not calculate, nor purport to represent in any way the total square footage of the property depicted. This is an artistic drawing for marketing purposes only and is not to be confused with, or used as, any sort of property appraisal. This artistic drawing is copyrighted to the artist and does not convey with the sale of the property depicted, but always remains the property of the artist who created it. While every attempt has been made to ensure the accuracy of this floor plan, measurements are approximate and have been rounded for expediency. The services, systems and appliances shown in the floor plan have not been tested and no guarantee as to their operating ability, efficiency, or if they are indeed included in the sale of the property is implied by this concept drawing. Buyer should independently validate and verify all information visually depicted here.

© 2017 SMARTePLANS®

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.

© 2017 SMARTePLANS®

Page 18 of 18 Pages

* = Per Seller

[GO TO: Overview](#)

[Floor Plan-Floor1](#)

[Floor Plan-Floors 2 & 3](#)

[Floor Plan- Carriage House](#)