

GRAND ESTATE HOME

PRIVATE DRIVE

Recessed private driveway from street with intercom at gate (home is not visible from the street)
Curving drive to home bordered by grassy lawns on both sides, landscaped plantings and mature trees
Two front crushed granite* parking courts bordered by bluestone slate* walkways with granite cobble-stone borders
Drive-thru porte cochere to side paved motor court, 2-car garage and additional parking
Bubbling fountain with low stone wall
Extensive planting beds across the front of the house bordered by low stone walls and sculpted shrubbery
Wide bluestone slate walkway leads to double-door covered porch

ENTRY

Tall mission-style sinker cypress* double doors with custom wrought iron trim and cathedral arch open to large covered porch (13q6+x 9q 10+)
Carved and recessed archway with center keystone detail has custom sinker cypress half wall with wrought iron trim and railing below
Built-in sinker cypress bench seat is set into recessed carved stone archway with center keystone detail
Hand-carved sinker cypress vignette is above bench seat
Limestone block flooring with chiseled edges

Double sinker cypress divided light front doors with wrought iron fittings, dual divided light sidelights and upper level divided light glass transoms

FOYER & RECEPTION HALL – 10' 9" X 25' 9"

Custom French hand-plastered walls*
French hand-plastered ceiling* with sinker cypress-beams
Limestone block flooring with chiseled edges and limestone block baseboards
Double sinker cypress divided light doors (lead to rear yard) with wrought iron fittings, dual divided light sidelights and upper level divided light glass transoms
Carved-limestone opening to West Gallery Hallway
Carved-limestone opening to Dining Room
Carved-limestone opening to East Gallery Hallway and Grand Staircase
Carved-limestone opening to Living Room
[Wall-mounted light sconces are Excluded]

PANELED LIVING ROOM – 31' 1" X 28' 4"

2-story ceiling height to 19q2+
Recessed alcove (overlooks rear yard) with dramatic 2-story wall of sinker cypress-framed windows
Two 2-story arched sinker cypress open-work wood trusses frame the recessed alcove
Tall (9q10+) white oak block-paneled wainscoting with upper level French hand-plastered walls
Estate-sized wood-burning and gas fireplace with carved Lueders Limestone* surround

and built-in wrought iron log grate with two L-shaped leather, button-tufted bench seats
Ceiling level wrought iron balcony (entry from upstairs stair hall)
Sinker cypress-planked and beamed ceiling
Ceiling mounted custom candelabra chandelier with chain cover
Antique *wide-plank hardwood floors of reclaimed timber
White oak block-paneled cased opening to East Gallery Hallway and Grand Staircase

EAST GALLERY HALLWAY

Two double-door closets, one with hanging bar and overhead shelf storage
Casement windows
French hand-plastered walls and ceiling
Antique *wide-plank hardwood floors of reclaimed timber
Double wood doors to Master Suite fold flat to wall
Divided light sinker cypress exit door to front
Carved-limestone opening to Foyer

Stair Hall

French hand-plastered walls
French hand-plastered ceiling with wood beams
Under-stair closet with arched wood door, hanging bar, overhead shelf and additional storage room
Arched, divided light casement window
Limestone block flooring with chiseled edges

Powder Room

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6 limestone steps descend to Powder Room
Arched wood door entry
Corner vanity console with under-mounted
hammered brass artisan sink and custom
brass fixtures
Triple framed vanity mirror
Mirror-mounted light sconces with shades
Hand-hewn hand-distressed* Luederq
limestone block wainscoting (to 4q3+
height) with French hand-plastered walls
Recessed alcove for commode with barrel
vaulted French hand-plastered ceiling
Decorative light fixture
Limestone block flooring with chiseled edges

Grand Staircase

Dramatic 2-story ceiling height (20q1+) with
multi-tiered wall of sinker cypress-framed
windows overlooking front yard
Sinker cypress planked and beamed ceiling
Wide (5q11) stairs with wide plank hardwood
treads, carved white oak newel post, wood-
spindled balustrade, and hardwood
banister, with carpet runner and brass stair
rods

[Hanging light fixture is Excluded]

OCTAGONAL DINING ROOM - 16' x 18'

Carved-limestone opening from Foyer
Regency-style paneled walls
Gas-log fireplace with carved marble
mantelpiece and electric ignition
Custom hand-plastered decorative ceiling
Decorative multi-tiered candelabra chandelier
with cascading prisms and drops

Two recessed and lighted display alcoves with
decoratively scrolled shelving and cabinet
storage below
Two tall divided light fixed windows
Six wall-mounted light fixtures with candle lights
and glass hurricane globes
Antique *wide-plank hardwood floors of
reclaimed timber
Swinging door to Butler's Pantry
Paneled and cased opening to West Gallery
Hallway

WEST GALLERY HALLWAY

Fixed divided light circular accent window
French hand-plastered walls and ceiling
Antique *wide-plank hardwood floors of
reclaimed timber
Archway to Front Stair Hall
[Wall-mounted light sconces are Excluded]

Front Stair Hall

Elevator (to all 3 floors)
French hand-plastered walls
French hand-plastered ceiling with wood
beams
Divided light casement window
Archway to Wet Bar & Wine Vault
Archway to South Wing
Dutch Door to Butler's Pantry
[Wall-mounted light sconces are Excluded]

Front Staircase

Wide (5q2) stairs with hardwood treads,
carved wood newel post, wood-spindled

balustrade, carved white oak* banister,
wall-mounted forged iron hand-hammered
handrail and carpet runner
Recessed bench seat on landing, with tall
casement window above and telephone
concealed behind cabinet door
Ceiling mounted ironwork and glass
hanging light fixture

PANELED BUTLER'S PANTRY - 12' 8" x 7'

Dutch-door entry from Front Stair Hall
(Fixing the base of the door and opening
the top provides a pass-thru service
counter)
Rift sawn and quarter sawn white oak* is
combined for tongue-and-grooved style
oak paneling
Built-in white oak cabinetry: upper level
cabinets on two walls with adjustable
shelves, divided light glass faces and
under-cabinet lighting
English Black Slate* counters (1-1/2+) with
drawers and cabinets below
Under-cabinet SubZero icemaker
Asko dishwasher
Oversized stainless steel double apron sink
with polished nickel fixtures and white
ceramic *Meurant+tap caps
Built-in SubZero 700TC refrigerator with 2
bottom pull-out freezer drawers and oak
paneled cabinet facades
Recessed dumb-waiter (to wine vault below)
concealed behind oak paneled cabinet
doors

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Upper level cabinet with 2 SubZero pull-out freezer drawers with oak paneled cabinet facades below
Three ceiling mounted hanging light fixtures with glass globes
Cased opening to oak paneled anteroom with three storage closets lined in Pacific cloth with adjustable shelves, compartmented platter storage and 4 lined drawers
Antique *wide-plank hardwood floors of reclaimed timber
Cased opening to Kitchen

KITCHEN – 30' 8" x 12' 8"

Paneled wood cabinets with adjustable shelves, under-cabinet lighting, under-cabinet electrics, some with divided light glass faces and some with top of cabinet display space
Custom cabinetry features include: under-counter pull-out shelves; compartmented platter storage; compartmented flatware drawers; under-counter open shelf storage; wide drawers and cabinets; deep pan drawers; and some lighted upper level display cabinets
English Black Slate* counters (1-1/2+) with drawers and cabinets below
Twyford oversized apron sink with polished nickel goose-necked fixtures with white ceramic Barber Wilson tap caps; sprayer attachment and disposal
Triple casement windows over sink
Two wall-mounted lights over sink

Stainless steel vegetable sink
Two Asko dishwashers (one is adjacent to each sink)
Thermador stainless steel self-cleaning double ovens, both with bake/broil/roast convection capabilities
Thermador stainless steel warming drawer
Thermador professional series 6-burner gas range with grill and double ovens
Overhead stainless steel vent hood with lighting
Pot-filler behind range
The wall behind the range is 4+x 4+hand-painted glazed tiles from Royal Tichelaar Makkum - the Netherlands*
Two built-in SubZero 700 refrigerators side-by-side with cabinet facades and each with two pull-out freezer drawers
Wood hutch for Sharp stainless steel microwave
Walk-in Pantry with wrap-around adjustable shelves

1 of 2 Islands:

Wood-block top
Two under-counter SubZero 700BR pull-out refrigerator drawers
Pull-out trash trolleys on two sides
Cabinets and (open) shelves below

2 of 2 Islands:

Thermador 4-burner gas cooktop with downdraft vent
Slide out cutting board below cooktop

Green Rose+slab granite counter with wrap-around breakfast bar seating for 6
Under-counter pull-out trash trolley
Under-counter SubZero icemaker
Six ceiling mounted hanging light fixtures over granite island / breakfast bar
Decorative scrolled ironwork light fixture over the food-prep island (its twin hangs in the Breakfast Room)
French hand-plastered walls and ceiling with three archways
Antique *wide-plank hardwood floors of reclaimed timber
Custom arched sinker cypress Dutch door with master-craftsman jointing, pegging, and wrought iron accent fittings and hardware; dual divided light sidelights and upper level divided light glass transoms (Fixing the base of the door and opening the top provides a pass-thru service counter to the rear terrace & pool)
Open to Breakfast Room

BREAKFAST ROOM – 14' 9" x 14' 10"

French hand-plastered walls and ceiling
Recessed alcove with divided light window
Block paneled wall with master-craftsman jointing and pegging, divided light windows and upper level divided light glass transoms
Decorative scrolled ironwork light fixture (its twin hangs in the Kitchen)
Antique *wide-plank hardwood floors of reclaimed timber

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Custom arched wood door (to pool and terrace)
with wrought iron fittings, dual divided light
sidelights and upper level divided light glass
transoms
Arched opening to Wet Bar
Double arched openings with hardwood stairs
descend to Family Room

FAMILY ROOM – 18' 2" x 32' 7"

Vaulted sinker cypress planked ceiling to 20'6"
ceiling height with triple open-work sinker
cypress trusses
Decorative wood and metal candelabra
chandelier
Wood-burning and gas-log fireplace with carved
and distressed limestone* surround, mantel
and elevated hearth
Wall-mounted scone lighting over mantel
Hanging wrought iron pool table light with dual
shades (hangs over current owner's pool
table)
Recessed arched white-oak built-in with upper
level space for flat screen TV and cabinet
storage below
Two sets of casement windows
Triple divided light multi-tier sinker cypress
windows, with 2nd tier arched divided light
fixed windows, overlooking formal garden
courtyard
Wide-plank antique chestnut* floor
Divided light door, with dual divided light
sidelights and 2nd tier arched divided light
fixed windows, leads to rear yard
Archway to Wet Bar

Archway to TV Den

PANELED TV DEN – 11' 7" x 17' 8"

Tall (5q4+) white oak block-paneled
wainscoting with upper level French hand-
plastered walls
Wall with white-oak built-in with upper level
display shelves, space for two flat screen
TVs, and drawers and cabinets below
Fixed divided light circular accent window
Two sets of divided light casement windows
French hand-plastered ceiling
Ceiling mounted metal and glass light fixture
Wide-planked hardwood floor

LOUNGE W/ WET BAR

Under-mounted metal artisan sink, with
embossed floral border and brass goose-neck
fixtures with white ceramic Barber Wilson tap
caps, set into high gloss lacquered teak
counter
Under-counter SubZero 420 wine refrigerator
with lacquered cabinet façade and brass
hardware
Under-counter pull-out trash trolley with
lacquered cabinet façade and brass hardware
Under-counter SubZero icemaker with
lacquered cabinet façade and brass hardware
Recessed back-bar lacquered teak alcove with
lighted glass shelves and bottom level wood-
spindled gallery railing
Two recessed storage cabinets with brass
hardware and interior adjustable glass shelves
Bay window alcove with triple casement
windows overlooks formal courtyard garden

Decorative metal and glass hanging light fixture
Antique *wide-plank hardwood floors of
reclaimed timber
Archway to Front Stair Hall
Arched oak door with custom ironwork fittings
leads to lower level Wine Vault

LOWER LEVEL WINE VAULT

Spacious landing illuminated by casement
window and antique wide-planked hardwood
flooring of reclaimed timber*. Staircase
descends to lower level with wall-mounted
hand-forged hand-hammered iron handrail
Lower landing of antique bricks and cased
opening of double scrolled-ironwork doors
Antique white oak* paneled anteroom with
antique brick floor in herringbone pattern and
cased opening to Wine-Tasting Room
*[Ironwork hanging light fixture and ironwork
scone lighting is Excluded]*

Wine-Tasting Room (15' 2" x 13')

Antique white oak* dropped, block, box-
beamed ceiling
Two recessed alcoves with built-in custom
white oak and wrought iron wine storage
units
Ached recessed alcove
Plaster walls
Antique brick flooring in herringbone
pattern
Door to Wine Kitchen

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[Ceiling light fixture and four wall-mounted ironwork light sconces are Excluded]

Wine Kitchen

7' counter of 1-1/2" English Black slate with upper level glass-faced cabinets with adjustable shelves and under-cabinet electrics
Two under-counter glass-faced SubZero wine refrigerators
Under-counter pull-out trash trolley
Dumb-waiter (to Butler's Pantry) concealed behind paneled cabinet with wood shelf
Antique brick flooring in herringbone pattern

MASTER RETREAT

MASTER STUDY – 24' x 12' 9"

Double door entry from East Gallery Hallway (folds flat against the wall)
Built-in white oak cabinetry with desk space, pull-out keyboard slide; file drawers; upper level adjustable shelves and lower level shelves and cabinet storage
Cabinet mounted brass lamps with shades
Gas-log fireplace with English black slate hearth and electric ignition
Built-in cabinet for flat-screen TV with retractable upper cabinet doors and pull-out TV slide
White oak beamed ceiling
Antique *wide-plank hardwood floors of reclaimed timber

Custom arched sinker cypress Dutch door with master-craftsman jointing, pegging, and wrought iron accent fittings and hardware, with dual divided light sidelights transoms (Fixing the base of the door and opening the top provides a pass-thru service counter to the rear Master Terrace)

Custom arched sinker cypress door with master-craftsman jointing, pegging, and wrought iron accent fittings and hardware, with dual divided light sidelights leading to Front Yard

Block-paneled cased door to Master Closets, Master Hall and Master Bedroom
[8-arm metal candelabra chandelier is Excluded]

MASTER CLOSETS

Two walk-in master closets are joined in the center by an 8' octagonal dressing room with four corner floor-to-ceiling closets with adjustable shelves, and arched openings to both the Exercise Room and the Master Hall
[Gold 5 light chandelier is Excluded]

Closet # 1 of 2

Built-in tie / belt cabinet concealed behind door
Built-in single and double hanging bars
Built-in chest of (6) drawers with divided light casement window above
Upholstered leather bench seat with brass nail head trim and storage
Carpeted

Closet # 2 of 2

Two built-in cabinets with mirrored faces
Built-in single and double hanging bars
Built-in chest of (4) drawers with divided light casement window above
Upholstered leather bench seat with brass nail head trim and storage
Carpeted

EXERCISE ROOM – 13' 5" x 14' 1"

Arched double wood door entry
Five sided room with tall paneled wainscoting (to 4'3" height)
Upper level divided light casement windows
Recessed TV niche with space for flat-panel TV
Ceiling fan
Carpeted
Divided light exit door to Front Yard

MASTER HALL – 27' 4" x 7' 2"

Each end of the hall has a sinker cypress divided light exit door with divided light sidelights. One side exits to the private Master Terrace and the 2nd one exits to the grounds
Beamed ceiling with decorative light fixtures
Three double-door closets with (6) adjustable shelves
The 4th set of double doors conceals a coffee/juice bar with upper level cabinets, under-mounted hammered copper artisan sink set into a marble counter with beverage fridge and ice maker below
Plaster Archway to Master Bath

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Cased door to the Master Bedroom
Plaster Archway to the Master Bedroom

MASTER BEDROOM – 14' 8" x 21' 2"

Coffered ceiling to 12q6+ceiling height with multi-piece crown molding edging the coffer
Upholstered fabric walls
Two built-ins with adjustable shelves above and cabinet below
Center built-in with space for flat-screen TV concealed behind bi-fold cabinet doors, with additional cabinet storage below
Two recessed bay window alcoves with triple casement windows and center display shelf
Large bay window alcove (9q7+x 6q6+) with casement windows with display shelf window sill below
Antique *wide-plank hardwood floors of reclaimed timber
Cased doorway to Master Bath . Side 1

MASTER BATH – SIDE 1

Marble topped vanity with knee space, triple vanity mirrors, mirror mounted sconce lighting and dual medicine cabinets concealed behind vanity mirror
Triple divided light casement windows
Separately enclosed water closet with commode and divided light casement window
Door to Shared Master Bath

SHARED MARBLE MASTER BATH

Two separate consoles, each with oversized under-mounted Cesame basins with Lefroy

Brooks brushed nickel fixtures set into marble counters with drawers and cabinet below
Arched wood-framed vanity mirrors
Upper level divided light mirror-faced cabinets
Recessed divided light windowed alcove for whirlpool tub set into marble deck with Lefroy Brooks brushed nickel hand shower
Walk-in marble shower with decorative inlaid tone-on-tone tile walls; center ceiling mounted rainfall showerhead; two Lefroy Brooks temperature controlled showerheads; and recessed alcove with bench seat and Lefroy Brooks hand shower
Inlaid tile mosaic floor with floral motif
Cased doorway to Master Bath . Side 2

MASTER BATH – SIDE 2

Separately enclosed water closet with commode and divided light casement window
Walk-in Roma steam shower with inlaid tone-on-tone tile walls, wrap-around bench seating and rimless glass shower door
Archway to Master Hall

SOUTH WING

GALLERY HALLWAY

Arched cased opening from Front Stair Hall
Two sets of divided light casement windows
Recessed alcove with built-in bench seat with upholstered cushion below divided light casement window

Storage closet with hanging bar and overhead shelf
Triple ceiling mounted ironwork light fixtures with seeded glass globes
French hand-plastered walls and ceiling
Antique *wide-plank hardwood floors of reclaimed timber
Divided light glass door with dual divided light sidelights leads to front yard
Cased opening with two steps to Mud Room, and Pet Center
Cased door to Office
Cased door to Hall Half-Bath

Hall Half-Bath

Oversized oval Cesame basin under-mounted in carved marble vanity console with polished nickel fixtures with white ceramic tap tops
Wall-mounted vanity light
Decorative vanity mirror
Wall paper
Antique *wide-plank hardwood floors of reclaimed timber

Office - 11' 4" x 14' 7"

Vestibule entry with hardwood floor
Built-in with telephone / fax connections
Upper level cabinet with adjustable shelves and under-cabinet task lighting
Two under-counter lateral file drawers
Cased opening to Office
Wall with built-in desk with under-counter file drawers, two upper level glass-faced corner cabinets with adjustable shelves, two arched upper level display areas with adjustable

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shelves and center glass-faced divided light display cabinet
Recessed bay window alcove (9q7+x 5q9+) with five divided light casement windows overlooking formal garden courtyard
Multi-piece crown molding
Wide-planked hardwood floor
[Decorative 6-arm candelabra chandelier with leafy vine+motif is Excluded]

MUD ROOM – 15' 5" x 9' 10"

Built-in bench seat partitioned into 7 cubbies, each with rear panel clothes hook and upper level shelf
Tall (6q4+) block-paneled wainscoting
Terra-cotta colored stone-tile floor
Exit door to Motor Court and Garage
Door to Pet Center
[Two metal and glass-globe hanging lights are Excluded]

PET CENTER – 9' 5" x 16' 6"

Tall (7q5+) tongue-and-groove style wainscoting with plaster walls above
Wall with three floor-to-ceiling double-door storage closets with wrought iron fittings and interior adjustable shelves
Three divided light casement windows
English black slate 1-1/2+counter with drawers and cabinets below
English black slate 1-1/2+counter with open storage space below

Oversized stainless steel Franke sink (30+x 18+ x 13+) with polished nickel fixtures and Barber Wilson white ceramic tap caps
Upper level wood cabinets with adjustable shelves, under cabinet lighting and electrics and top-of-cabinet display space
Terra-cotta colored stone tile floor
Triple ceiling mounted light fixtures
Exit door to Motor Court Storage Room

SECOND FLOOR

SECOND FLOOR HALLWAY

Wood-spindled balustrade overlooks stairs below
Coffered ceiling to 10qceiling height
Elevator (to all three floors)
Wide-plank hardwood floor
Cased opening to SOUTH WING . 2nd Floor
Cased opening to 2nd Floor Gallery Hallway
Door to Bedroom # 2
[Wall-mounted sconces are Excluded]

BEDROOM # 2 W/BATH – 13' 10" x 18' 5"

Vestibule entry with bookcases on both sides of entry with adjustable shelves
Beamed ceiling vaulted to 17q3+ceiling height with ceiling level dormer window
Multi-piece crown molding
Four divided light casement windows with display shelf window sill
Wide plank hardwood floor

Cased opening to built-in study desk with two decorative tasks lights and dormer window with upholstered window seat below
Walk-in closet with hanging bars and shelf tower with (4) adjustable shelves
Cased door to private bath with oversized Cesame basin with Soho fixtures under-mounted in marble counter with drawers and cabinets below; wood framed vanity mirror cabinet; wall-mounted scone lighting; wallpaper; cased opening to separately enclosed wet area with window, commode, tub/shower with elevated marble step, 4+x 4+ glazed tile surround, Soho fixtures; and inlaid tile floor in faced ribbon+pattern
Door to Shared Playhouse
[Light fixture is Excluded]

SHARED PLAYHOUSE

There is a hallway between Bedroom # 2 and Bedroom # 3 that contains a built-in ladder with cut-out hand-holds that leads to a ceiling level playhouse. The play area with hardwood floor is 6qx 10q5+with an 8qceiling height, a dormer window and two Juliet balconies that overlook each bedroom with wood-spindled balustrade and hardwood banister.

BEDROOM # 3 W/BATH – 13' 6" x 22' 3"

Vestibule entry with tall paneled wainscoting
Beamed ceiling vaulted to 16q4+ceiling height
Multi-piece crown molding

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Bay window alcove with divided light casement windows over a built in bench seat with upholstered cushion
Wide plank hardwood floor
Built-in study desk with upper level adjustable shelves
Recessed book case with (5) adjustable shelves
Walk-in corner closet with double hanging bars shelf tower with (4) adjustable shelves, and door-mounted, full-length dressing mirror
Walk-in closet with double hanging bars
Cased door to private bath with oversized Cesame basin with Soho fixtures under-mounted in marble counter with drawers and cabinets below; wood framed vanity mirror cabinet; wall-mounted scone lighting; wallpaper; window, commode; tub/shower with elevated marble step, 4+x 4+glazed tile surround, Soho fixtures; and inlaid tile floor in %aced ribbon+pattern
Door to Shared Playhouse
[Light fixture is Excluded]

SECOND FLOOR GALLERY HALLWAY

Recessed white oak built-in with upper level adjustable shelves and lower level drawer storage
Shallow closet with (3) adjustable shelves
French hand-plaster walls & ceiling
Three sets of divided light casement windows
Wide plank hardwood floor
Cased opening to second floor loft

[Wall-mounted ironwork candle-stick sconces are Excluded]

SECOND FLOOR LOFT – 12' 5" X 19' 6"

Tall (8q4+) white oak block-paneled wainscoting
Beamed ceiling
Three divided light casement windows
Wide-plank hardwood floor
Cased opening to 3rd Floor Stair Hall with divided light access door to covered balcony overlooking rear yard
Cased Opening to Grand Staircase
Door to Bedroom # 4

BEDROOM # 4 W/BATH – 13' 9" X 22' 3"

Vestibule entry with tall (7q3+) paneled wainscoting and recessed book case with (4) adjustable shelves
Beamed ceiling
Multi-piece crown molding
Two divided light casement windows
Wide plank hardwood floor
Built-in study desk with two units with adjustable shelves
Walk-in corner closet with double and single hanging bars; shelf tower with (5) adjustable shelves, and door-mounted, full-length dressing mirror
Walk-in closet with double hanging bars
Cased door to private bath with oversized Cesame basin with Soho fixtures under-mounted in marble counter with drawers and cabinets below; wood framed vanity mirror cabinet; wall-mounted scone lighting; wallpaper; window, commode; tub/shower

with elevated marble step, 4+x 4+glazed tile surround, Soho fixtures; and inlaid tile floor in %ross-hatch+pattern

SECOND FLOOR GRAND STAIRWAY HALL

Wood-spindled balustrade with hardwood banister overlooks multi-tiered wall of glass windows and Grand Stairway below
Antique *wide-plank hardwood floors of reclaimed timber
Double wood doors (that fold flat to wall) open to wrought iron Juliet balcony overlooking Living Room below
Cased door way to Bedroom # 5
[Decorative ceiling mounted hanging light fixture is Excluded]

BEDROOM # 5 W/BATH – 13' 6" X 15' 6"

Study room (12q3+x 5q10) with built-in desk beneath casement window; two tall bookshelves with adjustable shelves and cabinets below; divided light window overlooking Living Room; wide plank hardwood floor and cased opening to walk-through closet
Walk-through closet (11qx 4q with 4 double-door closets and built-in bench seat with drawer storage below casement window above; archway to bedroom and cased doorway to private bath
Private bath with oversized Cesame basin with Soho fixtures under-mounted in marble counter with drawers and cabinets below;

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wood framed vanity mirror cabinet; wall-mounted scone lighting; wallpaper; window, commode; shower with rimless glass door, tile surround, Soho fixtures; and diagonally set 6+ x 6+terra-cotta colored inlaid tile floor inset with small-sized tiles

Sleeping area (13q6+x 15q6) with coffered ceiling to 10q5+; multi-piece crown molding; ceiling fan; wall with triple casement windows; recessed alcove with built-in bench seat with upholstered cushion and triple casement windows above

SOUTH WING – SECOND FLOOR

Cased opening from 2nd Floor Front Stair Hall

Cased opening to Linen Hallway & Laundry

Cased opening to Bedroom # 6

BEDROOM # 6 W/BATH – 17' x 12' 8"

Vestibule entry with tall (7q3+) paneled wainscoting and recessed book case with (5) adjustable shelves

Beamed ceiling

Two wall mounted light sconces

Ceiling fan

Recessed bay window alcove with 5 casement windows

Wide plank hardwood floor

Separate study area with two built-in book cases, and built-in desk with upper level adjustable

Walk-in corner closet with double hanging bars; shelf tower with (5) adjustable shelves, casement window

Cased door to private bath with oversized Cesame basin with Soho fixtures under-mounted in marble counter with drawers and cabinets below; wood framed vanity mirror cabinet; wall-mounted scone lighting; wallpaper; window, commode; shower with rimless glass shower door, tile surround, Soho fixtures; and diagonally set 6+x 6+terra-cotta colored inlaid tile floor inset with small-sized tiles

[Hanging light fixture in window alcove is Excluded]

LINEN HALLWAY – 4' 9" x 11' 7"

Floor to ceiling built-in with three upper level cabinets with adjustable shelves and drawer storage below

Triple divided light casement windows

Wide plank hardwood floor

LAUNDRY

Ironing Room – 8' 8" x 13'

Built-in with space for TV with cabinets below

Storage closet

4 casement windows

Hallway with broom closet

Laundry – 10' x 12' 2"

Long (12q stainless steel counter with cubbies, drawers and cabinets below

Oversized stainless steel Franke sink (30+ x 18+x 13+) with polished nickel fixtures and Barber Wilson white ceramic tap caps

Three casement windows

Door to attic access

Space for four under-counter washers & dryers topped with stainless steel counter for clothes-folding

Drip-dry rod in corner tiled area with drain and tile moat

Upper level cabinets

THIRD FLOOR

MEDIA ROOM / THEATER – 20' x 13' 6"

Ceiling height is 9q6+

Ceiling mount for projector

Ceiling mounted retractable projection screen

Ceiling mounted speakers

Elevated stage with theatre draperies and steps on either side

Paneled wainscoting back-stage

Dormer windows

Double door closets

Attic access doors

Wide plank hardwood floor

CRAFT / HOBBY ROOM – 20'5" x 17'1"

Ceiling height is 8q1+

Paneled wainscoting 5q6+tall

Four sets of dormer windows

7 double-door closets

6 ceiling mounted lights

Built-in hutch with upper level adjustable shelves, drawer space below and Twyford oversized apron sink with polished nickel

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goose-necked fixtures with white ceramic Barber Wilson tap caps
Second room with additional storage space and access to elevator
Wide plank hardwood floor

GUEST QUARTERS

Unit is detached from main house and has both a front door (with porch) and rear door that opens to the motor court
[Light fixture in Hall is Excluded]

Sitting Room – 10' 6" x 13' 8"

Upholstered fabric walls
Built-in with space for flat screen TV with cabinets below
Columns
Three divided light casement windows
Multi-piece crown molding
Antique *wide-plank hardwood floors of reclaimed timber
Open to Bedroom

Bedroom – 11' 6" x 13' 8"

Coffered ceiling to 10q10+
Upholstered fabric walls
Triple divided light casement windows
Multi-piece crown molding
Antique *wide-plank hardwood floors of reclaimed timber
Walk-in closet with hanging bar and overhead shelf storage

Coffee / Juice Bar

Under-mounted metal sink with brass goose-necked fixtures with white ceramic Barber Wilson tap caps
Upper level glass-faced cabinets with under-cabinet lights and electrics
Upper level cabinet with under-cabinet SubZero refrigerator
Antique *wide-plank hardwood floors of reclaimed timber

Bath

Oversized Cesame basin, with Lefroy Brooks brass fixtures with white ceramic tap caps, under-mounted in marble counter with drawers and cabinets below
Wood framed vanity mirror cabinet
Wall-mounted sconce lighting
Wallpaper
Divided light casement window
Commode
Tub/shower with elevated marble step, 12+x 6+travertine tile surround, and Lefroy Brooks brass fixtures with white ceramic tap caps and rainfall showerhead
Decorative ceiling mounted light fixture
Wallpaper
Antique *wide-plank hardwood floors of reclaimed timber

2-BEDROOM APARTMENT OVER GARAGE

Private entrance from Motor Court with bluestone slate tile vestibule and hardwood stairs to second floor

Living Room – 11' 10" x 15' 9"

Triple casement windows
Walk in closet with hanging bar and overhead shelf
Hardwood floor

Kitchen – 8' 6" x 5'

GE 4-burner electric range with oven
Recessed alcove for Absocold refrigerator
Under-mounted kitchen sink with brass fixtures
Cabinets over range
Triple casement windows
Hardwood floor

Hall Bath

Pedestal sink
Wall-mounted vanity light
Privacy alcove for commode
Triple casement windows
Shower with brass fixtures, 4+x 4+glazed tile surround and rimless glass shower door
Ceiling mounted light
1+hexagonal tile floor

Bedroom # 1 – 12' x 10' 7"

Triple casement windows
Celing light
Closet with hanging bar and overhead shelf

Bedroom # 2 – 10' 6" x 12' 2"

Casement window
Two dormer windows
Celing light
Closet with hanging bar and overhead shelf

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GRAND ESTATE HOME

OUTDOOR LIVING SPACE

Rear covered porch with bluestone slate tile terrace, vaulted cypress planked ceiling and ceiling fan

Rear Yard: professional landscaping with mature trees, grassy lawn, flowering shrubs, sculpted shrubbery; illuminated bluestone slate walkways; landscape lighting and custom stone retaining walls

Sinker cypress and wrought iron garden gates

Flagstone pathways meander down to Bayou level bordered by natural landscaping

Variable depth heated pool with glass tile accents, underwater lighting and bluestone slate tile pool deck

Separate Spa with fountains

Colonnaded arbor with gas lamps, and overhead vines trained to trellis

Wood burning fireplace with elevated hearth

Pool Cabana

Free-standing sinker cypress construction with Kitchen and Bath

Anteroom

Paneled room with stone tile floor

Casement window

Wall-mounted lighting

Door to Bath

Pocket Door to Kitchen

Cabana Kitchen

English black slate counters with drawers and cabinets below

Viking Professional series stainless range with 4 gas burners, grill and downdraft vent

Asko dishwasher with cabinet façade

Stainless Franke sink with brass fixtures

Manitowoc Ice machine

Under-counter trash slide

Built-in stainless cooler with counter-top sliding door

Under-counter SubZero beverage refrigerator

Counter-to-ceiling bi-fold doors on three sides and two sides have pass-thru serving counters

Ceiling fan

Wall mount for TV

Cabana Bath

Under-mounted sink with Lefroy Brooks brass fixtures with white ceramic tap caps set into counter with cabinets below

Glass enclosed shower with tile surround and rimless glass shower door

Recessed alcove for commode with overhead window

Two sets of decorative wall-mounted storage lockers

Private Master Terrace

Elevated bluestone slate tile terrace with semi-circular steps and inlaid design

Recessed planting beds

Wall-mounted hand-carved sinker cypress vignette

Access doors to both Master Hall and Master Study / Sitting Room

Formal Garden Courtyard

Enclosed courtyard with 9qwalls with custom cypress and wrought iron garden gates and vines trained to trellis

Center garden pavilion with stone columns, cedar-shingled roof, stone bench seats and wall-mounted stone sink

Symmetrical garden layout combining antique brick walkways, fan-shaped garden steps, center fountain, bench seating, sculpted shrubbery, rose bushes and garden plantings

Walkways edged with tulip-shaped metal garden lights

OTHER FEATURES

Whole-house audio system with central directory control*

Lutron %one-touch+lighting system throughout the property

Whole-house water filtration system by AquaPure*

Elevator to all three floors

Dumb Waiter from Butler's Pantry to Wine Vault

Extensive custom moldings, millwork and cabinetry throughout the entire property; most constructed and hand-crafted onsite

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All closets have jamb lights

Sophisticated HVAC system with multiple zones and programmable thermostat

Alarm system with LED read-out

Three 75 gallon hot water heaters with a recirculating system* provide rapid delivery of hot water throughout the property

Exterior electrics for holiday decorations or catering functions

MATERIALS & FINISHES

The flooring on the first floor is over 100 years old and is reclaimed from tobacco barns on the east coast. The surface is the original surface, hand-sanded, then fumed with ammonia to give it its color and then waxed.*

The distinctive wood used throughout the home, both interior and exterior, is sinker cypress.* Sinker cypress is old growth wood+ reclaimed from rivers and swamps, is Eco-friendly and is often used to obtain LEEDs points (The Leadership in Energy and Environmental Design . Green Building Rating System)

Exterior is hand-hewn, hand-chiseled stone from Ontario, Canada*

In the Interiors hand-hewn, hand-chiseled limestone was used, frequently Lueders limestone* that comes from the Lueders Basin

in Texas. On some occasions the limestone was distressed to achieve a decorative effect.

White oak* is used extensively in the paneling and wainscoting on the property

Exterior windows are all sinker cypress-framed casement windows with brass hardware and interior wood-framed French-door brass screens*

The custom hand-plastered walls and ceilings are a unique French formula and process*

Solid core paneled interior doors

Bluestone slate* is used throughout the property for walkways and terraces

Copper drain pipes and gutters*

The two sinker cypress wood carvings (Front Entry Porch and Master Terrace) were designed and carved for this property*

* = Per Builder

EXCLUSIONS:

Foyer & Reception Hall: Wall-mounted Light sconces

West Gallery Hallway: Wall-mounted light sconces

Front Stair Hall: Wall-mounted light sconces

Lower Level Wine Vault: Ironwork hanging light fixture and ironwork sconce lighting

Wine Tasting Room: Ceiling light fixture and four wall-mounted ironwork light sconces

Master Study: 8-arm metal candelabra chandelier is Excluded

Octagonal Master Dressing Room: Gold 5 light chandelier

Office: Decorative 6-arm candelabra chandelier with "leafy vine" motif

Mud Room: Two metal and glass-globe hanging lights

Second Floor Hallway: Wall-mounted sconces

Second Floor Gallery Hall: Wall-mounted ironwork candle-stick sconces]

Grand Stair Hall: Decorative ceiling mounted hanging light fixture

Bedroom # 2: Light fixture

Bedroom # 3 : Light fixture

Bedroom # 6: Hanging light fixture in alcove

Guest Quarters: Light fixture in Hall

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