

# Golf Course Property in Carlton Woods - The Woodlands, Texas

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*A Masterpiece of Uncompromising Architecture. A two story grand foyer greets guests, viewing into a living room with custom stone two sided fireplace. Highlights are soaring ceiling, a gourmet kitchen w/top-of-line appliances. Five en suite, plus a spectacular master and sitting room, his and her dressing rooms. Gameroom and media rooms on first floor. Endless opportunity to entertain inside and outside. Multi-level pool with water features. Fabulous views of Jack Nicklaus Seventeenth Hole.*

2 Floors; 7 Bedrooms; 8 Full Baths / 2 Half Baths; Quarters Over Garage, Guest Casita & Resort Pool  
14,396 sq ft (per Appraisal District) on 73,675 Lot (Per Appraisal District)

## ENTRY

Located on a quiet cul-de-sac in the gated community of Carlton Woods in The Woodlands, Texas; this estate backs onto the 17<sup>th</sup> fairway of the Carlton Woods Jack Nicklaus Golf Course  
Entry to the property via a private lane bordered on both sides by rose bushes and flowering plants  
Tall, remote controlled scrolled-ironwork double gate with cathedral peak, digital keypad and intercom communication with residence  
Paver-stone motor court surrounded by mature trees and lush landscaping with center multi-tiered and lighted stone fountain  
Circular drive with space for multiple vehicles, (and space for valet service during hosted events and entertaining)  
Driveway through arched porte cochere leads to central motor court shared by two separate garages  
Professionally landscaped yard with grassy lawn, mature trees, flowering shrubs,

planting beds, flowering vines trained to trellis, automatic sprinkler system and dramatic building landscape lighting  
2-story covered front entry with archway supported by Cantera\* stone columns by Materials Marketing® with Corinthian capitals and elevated pedestals with custom created iron planters by Peck and Company® with sprinkler system  
Tall (10' 9") double glass doors and sidelights with custom scrolled-iron grillwork overlaying ¾" inch full length tempered glass panels (that open for cleaning) with entry and exit Baltica® hardware  
Upper level arched palladian windows over front door with matching scrolled-iron grillwork

## 2- STORY RECEPTION FOYER – 36' X 14' 4"

23' ceiling height  
Coffered ceiling with hand-painted interior and recessed cove lighting  
Decorative Thomas Grant® multi-tier crystal\* chandelier with electric candlestick lighting

Dramatic curving travertine stairway with dual scrolled-ironwork balustrades with gold leaf\* accents in wood footing; fan-shaped bottom tread, and turret stair hall with triple tall windows with custom motorized window treatments, wood beam-and-spoke ceiling and decorative Thomas Grant® hanging light fixture  
Built-in curvilinear marble bar with Edelman® upholstered leather detail on front, pass-through service counter; recessed stained-glass accent window and under-counter U-Line® refrigerator and ice-maker with cabinet facades  
Built-in back-bar with under-mounted hammered metal bar sink, and upper level lighted display cabinets with seeded-glass faces, glass shelves and under-cabinet lighting  
Hand-plastered walls  
Recessed lighting  
Ceiling-mounted speakers  
Ornate acanthus leaf crown molding with gilded accents

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Diagonally set 24" x 24" Walker Zanger® Pavia Antico Walnut cragged edge travertine tile floor with inlaid marble and granite accent medallion  
Columned archway to East Gallery Hall leading to Powder Room and Secluded Master Suite  
Columned archway to West Gallery Hall leading to Wine Vault, Kitchen, Family Room, Game Room and Theatre  
Archway to Formal Dining Room  
Curving steps descend to sunken Formal Living Room beneath Moorish Arch supported by four limestone columns with Corinthian capitals on elevated stone pedestals

## 2-STORY FORMAL LIVING ROOM

24' ceiling height  
Double coffered ceiling (to 27' ceiling height) with hand-painted interior and gilded ornamental crown molding inside each coffer and recessed cove lighting  
Dazzling Thomas Grant® multi-tier candelabra crystal chandelier dressed with cascading prisms and drops of both rock crystal and lead crystal on motorized lift (controls for lift located in Formal closet\*) [Chandelier is 48" D x 72" H\*]  
Estate-sized gas log double fireplace (shared with Formal Dining Room) with mantel set 7' off the floor; carved limestone corbels; and elevated limestone hearth with custom Peck

and Company® scrolled-ironwork fireplace screen  
Wall with triple 10' 3" seamless glass butted-windows overlooking rear pool terrace with upper level arched palladian windows with display shelf  
Hand-plastered walls  
Recessed lighting  
Ceiling-mounted speakers  
Ornate acanthus leaf crown molding with gilded accents  
Diagonally set 24" x 24" Walker Zanger® Pavia Antico Walnut cragged edge travertine tile floor  
Two sets of Walker Zanger® Pavia Antico Walnut cragged edge travertine steps with inlaid mini-mosaic risers on either side of fireplace lead to Formal Dining Room  
9' 10" mahogany double doors with custom hardware by Settlers Hardware® recessed within compound carved-stone casing lead to Paneled Library

## BI-LEVEL PANELED LIBRARY - 13' 9" X 19' 10"

**Level One:** Mahogany block-paneled walls  
Built-in entertainment center with space for flat screen TV and cabinet storage below  
Wall with built-in custom cabinetry with upper level adjustable shelves and cabinet storage below on either side of center recessed and lighted arched alcove with knee space, glass-topped desk and custom wallpaper by Maya Romanoff®

Inlaid beveled walnut floor in Monticello pattern from Custom Floors Unlimited®  
Private computer office with wrap-around built-in glass-topped desk/work surface with drawers and cabinets below; upper level cabinets with under-cabinet task lighting; upholstered walls; recessed lighting and wide plank hand-scraped and beveled hardwood floor  
Tall glass French doors lead to rear covered porch and pool terrace  
Spiral staircase with hardwood treads and wrought-iron twist-and-basket balustrade ascends to upper level

**Level Two:** Dropped-block box-beamed coffered ceiling with recessed lighting and ceiling-mounted directional rail lighting  
Built-in floor-to-ceiling display cases with adjustable shelves and two lighted glass display cabinets on each end with adjustable glass shelves  
Recessed display alcove (12' 6" x 2') with two lighted glass display cabinets on either end with adjustable glass shelves  
Wrap-around wrought-iron hand rail with wrought-iron balustrade of twist-and-basket spindles overlooks first floor of Library below  
Wide plank hand-scraped and beveled hardwood floor  
Tall glass French doors lead to covered balcony overlooking pool and pool terrace below with wood-planked ceiling, ceiling fan,

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recessed lighting, ceiling speakers, mosquito control emitters, cast stone balustrade on two sides and diagonally set 15" x 15" stone tile floor

## 2-STORY FORMAL DINING ROOM - 13' 3" X 19'

22' ceiling height

Groin-vaulted and ribbed 3" x 6" red tumble stone ceiling inlaid in overlapping herringbone pattern with sienna limestone ribbing and carved- stone corner corbels

Thomas Grant® Genoavese Style multi-tier and beaded chandelier with electric candlestick lighting and cascading prisms and drops [Chandelier is 44" D x 54" H\*]

Estate-sized gas log double fireplace (shared with Formal Living Room) with carved stone corbels; and custom scrolled-ironwork fireplace screen

Recessed alcove (9' x 15") with two Thomas Grant® wall-mounted sconce lights

Adjacent anteroom with built-in buffet server with slab granite counter with DuPont edging and cabinet storage below; upper level arched cabinets with seeded-glass faces and top-of-cabinet display space

Hand-plastered walls

Recessed lighting

Ceiling-mounted speakers

Diagonally set 24" x 24" Walker Zanger®

Pavia Antico Walnut cragged edge travertine tile floor

Tall glass French doors with fixed sidelights lead to rear covered porch and pool terrace  
Triple upper level arched palladian windows over French doors

## WEST GALLERY HALL

Groin-vaulted and colonnaded Gallery Hall to Wine Vault, Kitchen, Elevator Hall, Guest Half-Bath, Family Room and Theatre

Mahogany cornices atop each column and arched recesses between columns

Hand-plastered walls

Recessed lighting

Wall-mounted sconce lighting

Walker Zanger® Pavia Antico Walnut cragged edge travertine tile floor accented by mini-mosaic rectangles of inlaid marble, granite and travertine

## TEMPERATURE CONTROLLED WALK-IN WINE VAULT

Arched glass door with scrolled-iron grillwork in vintage pattern with custom grape-cluster door pulls by Westheimer Plumbing®

Wall-mounted decorative wine sconces on either side of door with grape cluster motif by Peck and Company®

Ceiling-mounted cooling unit

Hand-plastered walls

Anteroom (4' x 4'): Wall with recessed built-in buffet with granite top and cabinet storage below and two vertical wine bottle storage towers; stacked-stone accent wall with wall-

mounted "granite boulder" sink with custom fixtures from Westheimer Plumbing®  
Groin-vaulted ceiling of inlaid stone in overlapping herringbone pattern  
Decorative crystal\* chandelier with candlestick lighting

Wine storage room with 3 walls of 8' wine storage racks, top-of-cabinet storage space and vertical wine bottle storage towers

Recessed lighting

Diagonally set 6" x 6" stone tile flooring rectangles enclosed by Owens® walnut borders

## COPPER & GRANITE KITCHEN - 16' 6" X 20' 10"

Custom finished walnut cabinets with adjustable shelves, under-cabinet lighting, under-cabinet electric outlets and top of cabinet display space

Custom cabinetry features include: wide drawers and cabinets; deep (pan) drawers; some lighted display cabinets with seeded-glass faces and adjustable glass shelves; compartmented platter storage; under-cabinet pull-out shelves and under-cabinet pull-out bins; under-counter pull-out trash slide; wood-dowel uprights for plate storage and appliance barn with interior electrics

Walker Zanger® slab granite counters with Dupont edging and diagonally set 4" x 4" tumbled stone tile backsplash with inlaid polished copper accents

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Polished copper apron sink with two bowls set in center island with single-lever brass fixture; sprayer attachment; soap/ lotion dispenser; Insinkerator® hot/cold water tap; and air switch disposal  
Viking® Pro stainless steel range with 6 gas burners, griddle, grill and two glass-faced ovens  
Oil-rubbed bronze wall-mounted pot filler behind range  
Custom overhead vent/ light/ range hood with polished copper façade in interlaced basket-weave pattern by Lonestar Range Hood Company® set within recessed arched and lighted alcove with two wall-mounted polished copper display shelves on either side  
**Walk-in Pantry (11' 7" x 5' 3")**  
Etched glass door  
Built-in Walker Zanger® granite desk with custom upholstered pin board and telephone  
Under-mounted Franke® stainless sink with single lever fixture with retractable sprayer set in granite counter with cabinet storage below  
Wall-mounted wrap-around storage shelves / cubbies for oversized appliances and dishes  
Two long walls with stained-wood shelves  
Tall storage cabinet conceals stainless steel microwave and 3 pull-out drawers

Recessed lighting  
Travertine tile floor with chiseled edges in Versailles pattern  
Viking® stainless steel microwave  
Thermador® stainless steel, glass-faced, self-cleaning oven with bake/ broil/ roast convection capabilities  
Thermador® stainless steel warming drawer  
Built-in SubZero® refrigerator in cabinet façade with custom hammered copper accent panel by Lonestar Range Hood Company® and top level lighted display shelves beneath carved cornice  
Built-in SubZero® freezer in cabinet façade with custom hammered copper accent panel by Lonestar Range Hood Company® and top level lighted display shelves beneath carved cornice  
Walker Zanger® slab-granite counter with Dupont edges; under-mounted hammered copper vegetable sink; under-cabinet pull-out shelves and drawers, and pass-through granite service counter to Family Room with space for Breakfast Bar seating  
Island (11' x 5') with slab granite counter with DuPont edges and under-counter cabinet storage with pull-out shelf and bin storage on two sides  
Two under-counter Bosch® dishwashers (on either side of kitchen sink)

Custom tiered hanging pot rack / lighting fixture with electric candlestick lighting from Peck and Company® over island  
Recessed arched and lighted alcove with wide (8' 8") arched seamless glass window overlooking pool and pool terrace over built-in Walker Zanger® slab granite counter with drawers and cabinets below and two tall cabinets on each end with an upper level seeded-glass faced cabinet over tall storage cabinet with decorative copper accent panels on door in interlaced basket-weave pattern  
Hand-plastered walls  
Recessed lighting  
Ceiling-mounted speakers  
Beamed-ceiling with hand-stenciled detailing (finish matches custom cabinetry)  
Walker Zanger® Pavia Antico Walnut cragged edge tile floor in Versailles pattern  
Archway to Guest Half-Bath, Elevator Hall & Mud Room  
Open to Family Room  
Open to windowed Breakfast Alcove  
**WINDOWED BREAKFAST ALCOVE**  
Semi-circle of 7 tall seamless glass windows overlooking rear pool and pool terrace  
Circular coffered ceiling with hand-painted floral interior and intersecting hand-stenciled wood beams radiating outward in spoke design

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Custom decorative ironwork hanging light fixture with electric candlestick lighting from Peck and Company®  
Travertine tile floor with chiseled edges in Versailles pattern

## FAMILY ROOM – 20' 6" X 21' 9"

Built-in fresh water aquarium with upper level wood cornice and cabinets below on two sides [Aquarium is est. 325-350 gallons]  
Built-in corner entertainment unit with space for flat screen TV and upper level speakers with fretwork faces  
Gas log fireplace with carved stone mantel and elevated (13") hearth / bench seat  
Recessed lighting  
Ceiling mounted speakers  
Ceiling fan with light  
Hand-plastered walls  
Beamed-ceiling (same as Kitchen) with hand-stenciled detailing  
Walker Zanger® Pavia Antico Walnut cragged edge travertine tile floor in Versailles pattern  
Archway to Guest Half-Bath, Elevator Hall and Mud Room  
Tall seamless Pella® glass door and sidelight, with upper level glass transom and retractable sliding screen door, leads to rear covered terrace and pool  
10' mahogany French doors to Game Room

## GAME ROOM W/ BAR – 20' 4" X 32' 8"

Built-in entertainment center with hand-painted details, adjustable shelves, recessed cove lighting, top-of-cabinet display space and space for three flat screen TV's with cabinet storage below  
Mahogany block-paneled accent wall with recessed insets for artwork over chair rail with hammered copper wainscoting and repeating rivet border below  
Adjustable ceiling-mounted art lighting focused on wall  
Space for pool table with decorative ceiling-mounted pool-table lamp from Peck and Company®  
Decorative wall-mounted cabinet for pool cue storage

### **Built-in Granite Bar**

Curvilinear Walker Zanger® granite bar with semi-circular pass-through service bar and space for bar seating  
Walker Zanger® slab granite counter with cabinet storage below  
Recessed and lighted arched alcove with built-in Walker Zanger® granite back-bar with 4" x 4" tumbled stone backsplash accented by repeating copper rivet border, under-mounted bar sink, and under-counter U-Line® beverage refrigerator and cabinetry

Upper level lighted display cabinets with seeded-glass faces and under-cabinet lighting  
Two recessed arched and lighted display niches on either side of bar with adjustable glass shelves and custom stained-glass faces  
Hand-plastered walls and ceiling with custom sueded texture  
Triple coffered ceiling to 13' ceiling height with mahogany crown molding edging each coffer  
Recessed lighting  
Ceiling-mounted speakers  
Corner walls of tall (8'+) split windows overlooking pool terrace with fixed upper level seamless glass windows over lower level casement windows with screens  
Wide plank (6") beveled walnut floor  
Archway leads to Poolside Guest Casita  
Tall seamless glass door and sidelight, with upper level glass transom and retractable sliding screen door, leads to rear covered terrace and pool  
Two recessed archways with sets of arched 10' mahogany French doors, one leads to the West Gallery Hall and the second leads directly to the tiered Theatre

## TIERED THEATRE W/SNACK CENTER – 23' 4" X 17' 10"

Mahogany block-paneled walls with sound-absorbing upholstered fabric panels

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Recessed cabinet with fretwork face conceals audio equipment  
Recessed projector with control panel wired to theatre seat in rear row  
Two risers with two rows of custom fabric-and-leather theatre seating with built-in cup holders, concealed side trays in armrest and bullion fringe trim  
Top riser has motorized seating; lower riser has manual seating  
Seats on end of each row have decorative diffused light panels that illuminate steps  
Coffered ceiling with recessed cove lighting

## **Snack Center**

Velvet draperies at entrance with bullion fringe at hem and upper level upholstered cornice  
Walker Zanger® travertine tile counter with under-mounted U-Line® refrigerator with cabinet façade and glass-faced snack/candy drawers  
Upper level cabinets with top-of-cabinet display space and under-cabinet slotted stemware storage racks  
Space for popcorn machine on counter  
Recessed lighting  
Elevated stage of long-length Mill Run® walnut with floor-to-ceiling remote-controlled velvet draperies with bullion fringe at hem  
Ceiling-mounted retractable projection screen concealed behind draperies  
Carpet from Stark®

Arched 10' mahogany French doors exit to West Gallery Hall and connecting hallway with built-in storage cabinets and upholstered bench seat that leads to open air pocket patio adjacent to basketball court

## **ELEVATOR HALL**

Located outside the Kitchen and Family Room this hallway intersects the West Gallery Hall and opens to the Rear Stair Hall, Guest Half-Bath, Bedroom # 2, Utility Room, Mud Room and Garage

Mahogany block-paneled elevator with ceiling-mounted light fixture, telephone, and transparent safety gate

Hand-plastered walls

Recessed, lighted and arched display niche with glass shelves

Coat closet with hanging bar and overhead shelf

Recessed lighting

Walker Zanger® Pavia Antico Walnut cragged edge travertine tile floor

Walk-in storage closet (13' 7" x 6' 5") with wrap-around shelving; built-in desk / wrapping station with wall-mounted roller bars to dispense wrapping paper and Walker Zanger® travertine tile floor with cragged edges

## **BEDROOM # 2 W/ BATH – 16' X 15'**

Tall mahogany French doors over tiled mini-mosaic threshold open from Elevator Hall

Coffered ceiling to 15' ceiling height with crown molding inside coffer  
Multi-piece crown molding  
Thomas Grant® decorative hanging light fixture with electric candlestick lighting  
Recessed lighting  
Triple tall divided light casement windows with screens and upper level wood-spoked fanlight transoms  
Carpet from Creative Flooring®  
Walk-In Closet – 6' 3" x 6' 3": Built-in chest of drawers with 8 drawers, upper level shelves and top-of-cabinet storage space; double hanging bars with overhead storage shelves

## **En Suite Bath**

Entry door over tiled mini-mosaic threshold by Walker Zanger®  
Two under-mounted fluted sinks set in slab Walker Zanger® granite counter with DuPont edging and drawers and cabinets below  
Backsplash with stone tile horizontal rail over inlaid mini-mosaic repeating design border with embossed metal accent medallions  
Twin wall-mounted vanity mirrors  
Thomas Grant® wall-mounted sconce lighting  
Recessed lighting  
Separately enclosed wet area with Toto® commode and Jason Jacuzzi® tub/shower with tumbled tile surround

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with inlaid border matching the sink; window; overhead archway and (movable) rimless glass shower-spray shield

## UTILITY ROOM - 13' 8" X 11' 13"

Space for full-sized washer and dryer  
Gas and electric dryer connections  
Wrap-around counters with upper level cabinets and drawers and cabinets below  
Walker Zanger® stone tile horizontal rail over inlaid mini-mosaic repeating border  
Space for refrigerator/freezer with upper level cabinet  
Custom shampoo bowl with sprayer attachment and mirrored backsplash  
Recessed alcove for reclining beauty salon chair with adjustable height  
Deep stainless steel double soaking sink  
Casement window over sink  
Walk-in closet with under-stair storage area, built-in shelving and hanging bar with overhead shelf storage  
Walker Zanger® Pavia Antico Walnut cragged edge travertine tile floor in Versailles pattern

## MUD ROOM - 5' 4" X 19' 8"

Hand-plastered walls over chair rail with stained-wood beadboard wainscoting  
Built-in console with center glass-topped desk with cabinet storage below and two tall end cabinets, each with: upper level seeded-glass faces with recessed cove lighting; mid-

level compartments with wall-mounted coat hooks and lower level upholstered bench seats with storage drawers below

## REAR STAIR HALL

Wide (4') Walker Zanger® slab travertine staircase ascends to second floor with archways, wrought-iron banister and landing illuminated by custom wall-mounted 6' hand-blown glass artwork lighting feature bordered by stone balustrade

## GUEST HALF-BATH

Located at the base of the Rear Stair Hall and conveniently adjacent to the Family Room, Game Room and Tiered Theatre  
Hand-plastered walls with horizontal stone rail over imprinted decorative border atop diagonally set stone tile wainscoting  
Hand-painted double-door armoire conceals Walker Zanger® marbled console with metallic glazed glass vessel sink, decorative vanity mirror and wall-mounted electric candlestick light sconces [Interior of cabinet doors custom upholstered with Donghia Maya Romanoff® fabric]  
Recessed alcove for Toto® commode  
Thomas Grant® ceiling-mounted light fixture  
Diagonally set 16" x 16" stone tile floor with inlaid mini-tile agate border

## EAST GALLERY HALL

Groin-vaulted and colonnaded Gallery Hall to Powder Room and Secluded Master Suite

Mahogany cornices atop each column and arched recesses between columns  
Two sets of tall divided light French doors with upper level wood-spoked fanlight transoms that open to covered and colonnaded porch with recessed archways with hand-painted murals of Tuscan villas in the Italian countryside

Hand-plastered walls

Recessed lighting

Wall-mounted scone lighting

Walk-in closet (4' x 4') with hanging bars and overhead shelves concealed behind hand-painted armoire doors with Baltica® hardware and upper level scrolled ironwork fanlight transom from Peck and Company®  
Walker Zanger® Pavia Antico Walnut cragged edge travertine tile floor accented by mini-mosaic rectangles of inlaid marble, granite and travertine

Entry to secluded Master Suite through custom tall double-door gate of scrolled ironwork with cathedral peak from Peck and Company®

## POWDER ROOM

Venetian plastered walls

Glass vessel sink in shimmering "molten gold" with custom fixtures from THG® atop built-in furniture cabinet console with carved onyx top

Leaded antiqued mirrored wall behind sink in diamond pattern with embossed metal

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accents and ornately carved and gilded wall-mounted vanity mirror with two mirror-mounted candle light sconces  
Accent wall opposite sink is also a leaded antiqued mirrored wall in diamond pattern  
Archway with framed and upholstered decorative fabric panels with Fortuny® fabric  
Privacy alcove for Toto® commode with oval window with gilt casing and ceiling-mounted Thomas Grant® candelabra chandelier with cascading prisms and drops  
Recessed lighting  
Ceiling-mounted speakers  
Ornamental crown molding with gilt acanthus leaves  
Walker Zanger® travertine tile with cragged edges and gilded mini-mosaic tile border

## SECLUDED MASTER SUITE

The Master Suite is set apart in its own wing and is accessed through a custom scrolled-ironwork double gate by Peck and Company® at the end of the East Gallery Hallway

### MASTER BEDROOM – 16' 3" X 19'

Vestibule entry thru 8' mahogany French doors  
Double coffered ornamental ceiling to 14' 3" height with center hand-painted gold medallion and gilt embossed corner accent appliques  
Thomas Grant® gilded wood candelabra chandelier

Upholstered accent wall with stone headboard niche within carved stone cornice and two Thomas Grant® wall-mounted gilded iron sconces dressed with cascading prisms and drops of rock crystal\*  
Two ceiling-mounted recessed reading lamps over headboard niche  
Ceiling-level carved stone cornice conceals recessed cove lighting  
Gas log fireplace with elevated stone hearth and carved stone mantel and mantelpiece  
Recessed and lighted alcove (5' 10" x 2' 4") (with space for furniture)  
Recessed and lighted alcove with built-in custom cabinet with Edgar Berebi® crystal-encrusted cabinet knobs  
Wide-plank (7") beveled walnut floor  
Two walnut steps descend to sunken Master Sitting Room with circular coffered ceiling supported by two carved stone twisted-rope columns with Doric capitals

### MASTER SITTING ROOM – 17' X 11' 6"

Multi-tier crystal\* candelabra chandelier with cascading prisms and drops hanging from round double-coffered ceiling with glazed-metallic dome  
Bay window alcove with triple tall arched seamless glass windows with carved stone casings by Materials Marketing®;

fleur-de-lis accented keystones; and custom motorized window treatment  
Upholstered and button-tufted divan built into recessed and lighted alcove with rear upholstered-and-button-tufted wall, and wall-mounted sconce light  
Tall glass door exits to rear yard, spa and pool terrace

### MASTER BATH – 17' 6" X 20' 7"

Mahogany double doors with hand-painted accents fold flat to wall  
Two separate slab marble corner consoles with custom cut and shaped edges, each with stone horizontal rail over inlaid diamond-shaped travertine and marble backsplashes; illuminated black glass sink with fluted fixtures and cabinets and drawers below; and beveled triple mirrors with mirror-mounted light sconces and framed center mirror  
Circular Aquatic Millennium® jetted spa in elevated slab marble deck with inlaid mini mosaic border and marble steps/ bench seating with diamond-shaped travertine-and-marble accented risers  
Circular coffered and domed ceiling above spa supported by 4 carved-stone twisted-rope columns with Doric capitals upon elevated pedestals  
Multi-tier La Murrina Venezino® chandelier (matches mirror-mounted light sconces) over spa

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Built-in cabinet with hand-painted accents and retractable doors conceals space for flat screen TV mounted on pull-out slide  
Built-in cabinet with hand-painted accents and retractable doors conceals  
Coffee/Juice Bar with under-mounted sink set into slab marble counter with drawers and cabinets below; under-counter SubZero® 700BR refrigerator drawers with cabinet façade; and upper level cabinets with Viking® microwave  
Oversized Roma® steam shower with tile enclosure; window; bench seating; two Altman® wall-mounted oil-rubbed bronze shower heads; two Altman® oil-rubbed bronze ceiling-mounted rainfall shower heads; 8 Altman® wall-mounted body sprayers and rimless glass door  
Wall-mounted oil-rubbed bronze heated towel rack  
Walk-in linen closet with hanging bar with overhead shelf, 5 built-in shelves and jamb light  
Glass French doors lead to private enclosed serenity garden courtyard with 7' ivy covered stone walls, stone fountain, landscaping lighting, sprinkler system and flagstone terrace  
Open to Master Hallway  
Mahogany French doors lead to Master Exercise Room

## EXERCISE ROOM – 14' 4 X 22' 5"

Semi-circle of 7 tall seamless glass windows overlooking spa and rear yard  
Coffered ceiling with crown molding edging coffer  
Mirrored accent wall  
Ceiling-level mount for TV  
Built-in storage unit with upper level storage cubbies and cabinet storage below  
Ceiling-mounted speakers  
Recessed lighting  
Ceiling fan  
12" x 12" cork tile floor from Creative Flooring®  
Glass exit door to spa and rear yard

## MASTER HALLWAY – 13' X 5'

Barrel-vaulted ceiling with metallic glaze; recessed cove lighting, and diagonally set travertine tile floor  
Separately enclosed water closet (1 of 2) with Toto® Washlet™ commode; built-in counter with display shelf and cabinet storage below; telephone; window and diagonally set travertine tile floor  
Separately enclosed water closet (2 of 2) with Toto® commode; built-in counter with display shelf and cabinet storage below; telephone; window and diagonally set travertine tile floor  
Mahogany French doors to "His" two closets  
Mahogany French doors to "Her" four closets

## "HER" CLOSETS

### **Closet 1 of 4 – 4' 2" x 6' 10"**

#### **WALK-IN CEDAR CLOSET**

Cedar-planked interior  
Wall (4'2" long) with 5 built-in shelves  
Long wall (6' 10") with double hanging bars and 3 upper level shelves  
Double hanging bars with overhead shelf

### **Closet 2 of 4 – 18' 7" x 10' 9"**

Mahogany block-paneled walls with hand-painted accents  
Six tall built-in glass-faced cabinets with double hanging bars, overhead shelf and Edgar Berebi® crystal-encrusted cabinet knobs  
Built-in glass-faced cabinet with 6 adjustable shelves and Edgar Berebi® crystal-encrusted cabinet knobs  
Recessed full length triple dressing mirror with adjustable sides providing 180 deg views  
Two wall-mounted Edgar Berebi® clothes hooks  
Recessed lighting  
Ceiling-mounted speakers  
La Murrina® chandelier  
Ceiling-mounted adjustable rail lighting  
Walnut floor from Custom Floors Unlimited®  
Open to Closet # 3

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## **Closet 3 of 4 – 13' 10" x 14' 9"**

Kohler® vessel sink set into slab marble vanity table with horizontal and vertical make-up lighting and hand-painted accents on wall

Tall cabinet with pull out drawers

Two floor-to-ceiling shelf towers with adjustable shelves; one with wall-mount for TV and pull-out slide

Built-in marble counter with 12 drawers below; center window and upper level glass-faced cabinets on either side

Two compartments with single hanging bars with ceiling level pull-down bar overhead

Mirrored accent wall in wood frame

Tall cabinet with ceiling level pull-down bar overhead

Three compartments with double hanging bars with ceiling level pull-down bar overhead

Built-in chest of drawers with 12 drawers and under-counter pull-out shelves with upper level display shelf and three compartments each with 5 adjustable shelves

Ceiling-mounted adjustable rail lighting

## **Closet 4 of 4 – 13' 10" x 6' 3"**

### **SHOE CLOSET**

Four walls of floor-to-ceiling shelf towers with adjustable shelves

Ceiling level track along both long walls to utilize the rolling library ladder

Two windows

Custom carpet by Creative Flooring®

### "HIS" CLOSETS

## **Closet 1 of 2 – 16' x 10' 8"**

Mahogany block-paneled walls

Two tall built-in glass-faced cabinets with double hanging bars and overhead shelf

Four tall built-in glass-faced cabinets with double hanging bars, overhead shelf and second tier glass-faced cabinets overhead

Built-in shelf tower for shoes with 8 angled shelves

Recessed full length triple dressing mirror with adjustable sides providing 180 deg views

Ceiling-mounted adjustable rail lighting

Walnut floor from Custom Floors

Unlimited®

## **Closet 2 of 2 – 16' x 14'**

Built-in chest of drawers with 6 adjustable shelves overhead

Vessel sink atop marble counter with drawers and cabinets below set in recessed, arched and lighted alcove with two medicine cabinets

Shelf tower with wall-mount for flat screen TV and pull-out slide

Long wall with window and three compartments with adjustable shelves and ceiling level pull-down bar

Two built-in chests of drawers with 4 drawers and overhead hanging bar

Two compartments with single hanging bar with overhead shelf

Marble packing island with 6 under-counter drawers and built-in bench seat with upholstered cushion and drawer storage below

Wall-mounted pegboard for belt / tie organization

Wall-mounted double-door cabinet with interior tie hooks

Three compartments with double hanging bars and ceiling-level pull-down bars

Ceiling-mounted adjustable rail lighting

Walnut floor from Custom Floors

Unlimited®

## **SECOND FLOOR**

### STAIR HALL

Juliet balcony with scrolled ironwork balustrade with gilt accents set in wood footing overlooks Reception Foyer below

Curving slab travertine stairway illuminated by three tall seamless glass arched windows with custom motorized drapery treatments

Circular coffered ceiling with glazed metallic dome and intersecting wood beams radiating outward in spoke design

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Thomas Grant® dramatic hanging light fixture with electric candlestick lighting and glittering embellishments

Gilded ornamental crown molding with acanthus leaves

Mahogany French doors to Homework Den

## HOMWORK DEN – 10' 7" X 7' 10"

Built-in glass-topped counter with knee-space for two chairs with pull-out keyboard trays

Upholstered bulletin board

Upper level cabinets with under-cabinet task lighting

Recessed lighting

Mahogany crown molding

Carpet from Creative Flooring®

Change in elevation; two steps ascend to bedroom level

## BEDROOM HALL

Ceiling-mounted attic pull-down stairs to standing-height floored attic storage

Recessed arched display niche with glass shelves

Carpet from Creative Flooring®

Open to Den

Door to Hall Bath

Doors to Bedrooms

## BEDROOM # 3 W/ BATH – 13' X 16' 9"

Beamed and vaulted ceiling to 12' 2" ceiling height

Ceiling fan

Recessed lighting

Two tall divided light casement windows with screens and arched upper level wood-ribbed transom

Upholstered accent wall with Donghia® fabric Carpet by Creative Flooring®

Walk-In Closet – 5' 1" x 7' 8": Built-in chest of drawers with 4 drawers, upper level shelves; window and double hanging bars with overhead storage shelves

## **En Suite Bath (Shared with Hall)**

Jason Jacuzzi® tub/shower with diagonally set tile surround with inlaid border matching the sink; window; overhead archway and (movable) rimless glass shower-spray shield

Accent wall with stone tile horizontal rail over mosaic border and diagonally set stone tile wainscoting

Door to Vanity area (shared with Hall)

Under-mounted sink set in marble counter with drawers and cabinets below

Backsplash with stone tile horizontal rail over inlaid mini-mosaic repeating design border

Vanity mirror

Built-in marble counter with cabinet storage below

Toto® commode

Recessed lighting

Decorative La Murrina® ceiling-mounted light fixture

12" x 6" travertine tile floor

## BEDROOM # 4 – 15' X 17' 5" W/ SITTING ROOM, BATH AND OUTDOOR TERRACE

Wall-mounted leafy vine drapery cornice for canopy over bed

Wall-mounted sconce lighting

Recessed alcove with built-in wrap-around glass-topped desk with upper level adjustable shelves

Circular sitting room with round coffered ceiling with recessed cove lighting, hand-painted interior and Thomas Grant® painted and gold leafed iron pineapple chandelier with lead crystal\*; 7 tall windows with motorized window treatments; built-in divan with upholstered cushions, wood base with hand-painted accents and button-tufted backboard

Ornamental crown molding in egg-and-dart pattern

Ceiling fan

Recessed lighting

Carpet from Creative Flooring®

## **En Suite Bath**

Whirlpool bathtub set atop glazed tile harlequin base with 6" x 6" tumbled tile surround inlaid with multi-color embossed glazed accent tiles; oval window; and chandelier

Shower with 16" x 8" stone tile surround, window and rimless glass door

Under-mounted sink set in marble counter with drawers and cabinets below

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Venetian Glass\* mirror-mounted decorative vanity mirror and mirror-mounted light sconces  
Backsplash with stone tile horizontal rail over inlaid accent tiles  
Separately enclosed water closet with Toto® commode and recessed and lighted display niche with glass display shelf  
Recessed lighting  
Built-in armoire storage unit  
16" x 8" stone tile floor with blocked mini-mosaic accent tiles

Walk-in closet with built-in chest of drawers with 8 drawers and upper level adjustable shelves; built-in chest of drawers with 4 drawers and overhead shelves; shelf tower with 6 shelves; double and single hanging bars with overhead shelves and ceiling mounted adjustable rail lighting

## DEN – 17' 6" X 17' 10"

Coffered ceiling to 11' 10" with recessed cove lighting and crown molding edging coffer  
Recessed lighting  
Ceiling-mounted speakers  
Recessed arched and lighted alcove (6' x 2')  
Wrap-around mahogany display shelves at top of stairs  
Elevator  
Hall Bath (Shared with Bedroom # 3)

Archway to Bedroom # 5, Second Floor  
Kitchen, Second Floor Utility Room and Climate Controlled Storage Room  
Double wood doors to Hobby Room

## HOBBY ROOM – 12' 3" X 17' 6"

Built-in counter with knee space for two chairs with drawers and cabinets below and upper level shelving  
Curvilinear wall with custom wall paper  
Recessed counter with sink; upper level cabinets; glass-tile backsplash and drawers and cabinets below  
Upholstered accent wall with wall-mounted blackboard  
Crown molding  
Wide plank Owens® Red Oak floor custom finished with one coat of blue dye  
Glass French doors to outdoor open air terrace

## BEDROOM # 5 – 15' X 18' W/ BATH AND

### OUTDOOR TERRACE

Vestibule entry to Basketball-themed room with "basketball leather" upholstered walls over chair rail and stained-wood beadboard wainscoting  
Vaulted ceiling to 13' 6" ceiling height  
Casement windows with upper level arched transom  
Built-in desk with upper level adjustable shelves  
Ceiling fan

Recessed lighting  
Inlaid maple floor with multi-toned woods, depicting basketball free throw lane in front of wall-mounted basketball goal and repeating inlaid basketball accent border  
Glass door with sidelight opens to outdoor terrace

## **En Suite Bath**

Under-mounted sink set in black granite counter with drawers and cabinets below  
Framed vanity mirror  
Backsplash with stone tile horizontal rail over inlaid accent tiles  
Linen cabinet  
Shower with 6" x 6" travertine tile surround with inlaid border matching sink; window and rimless glass shower-spray shield  
Recessed alcove for Toto® commode  
Diagonally set travertine tile floor with multi-tonal inlaid granite accent border  
Recessed alcove with built-in chest of drawers with 8 drawers and upper level adjustable shelves  
Walk-in closet with ceiling-mounted adjustable rail lighting; two built-in chest of drawers with 4 drawers; shelf tower with 5 shelves; double hanging bars with overhead shelves; and wall with built-in display cases with triple arches and 6 adjustable shelves

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## SECOND FLOOR KITCHEN - 9' 2" x 8' 1"

White sink with oil-rubbed bronze fixture with white tap caps set into travertine tile counter with drawers and cabinets below  
Diagonally set 4" x 4" tumbled backsplash with inlaid embossed metal accent medallions  
Upper level cabinets with adjustable shelves and under-cabinet lighting  
Fixed window  
Under-counter U-Line® refrigerator with cabinet façade  
KitchenAid® stainless steel microwave  
12" x 12" travertine tile floor

## SECOND FLOOR UTILITY ROOM - 8' x 11' 4"

Space for full-sized washer and dryer  
Gas and electric dryer connection  
Cabinets over washer and dryer  
Double stainless steel soaking sink with single lever fixture and retractable sprayer head set into travertine tile counter with drawers and cabinets below  
Diagonally set 4" x 4" tumbled backsplash with inlaid embossed metal accent medallions  
Upper level cabinets with adjustable shelves and under-cabinet lighting  
Wall-mounted cabinet with fold-down ironing board  
Broom closet with wall-mounted tool hooks  
Fixed window  
12" x 12" travertine tile floor

## CLIMATE CONTROLLED STORAGE - 13' 8" x 10' 8"

Three built-in wrap-around storage shelves widely spaced to accommodate bulky items (like luggage or plastic storage bins)  
Three fixed windows  
Carpet by Creative Flooring®

## REAR STAIR HALL / ART GALLERY

Coffered ceiling with stained wood beams and ironwork chandelier with multi-colored art glass hanging pendants  
Wide travertine steps (4' wide) with wall-mounted wrought-iron hand rails descend to West Gallery Hallway  
Stair hall filled with abundant natural light from 8 ceiling level arched accent windows  
8 recessed and lighted art niches below windows  
Wide multi-level mahogany shelves provide significant display space within stair hall  
First floor landing features 6' wall-mounted hand-blown glass artwork lighting fixture on glazed-metallic background bordered by cast-stone balustrade

## **POOLSIDE GUEST CASITA**

This luxuriously appointed tropical-themed cabana has an independent glass door entrance at pool side, and can also be accessed via a hallway from the Game Room

Hallway from Game Room features hand-plastered walls and ceiling with sueded texture, recessed lighting, and diagonally set slate tile floor surrounded by inlaid border of smooth river rocks  
Walk-in closet (4' x 8') with built-in wrap-around shelving

## **Casita Bedroom - (20' x 16')**

Beamed ceiling to peaked ceiling height of 13' 9"  
Recessed lighting  
Ceiling-mounted speakers  
Two walls of tall split windows overlooking pool terrace and rear yard with fixed upper level seamless glass windows with arched transoms over lower level casement windows with screens  
Glass door to covered porch open to pool terrace  
Walk-in closet with built-in chest of drawers with 4 drawers and upper level shelves and double hanging bars with overhead shelf

## **Casita Bath:**

Granite vessel sink atop custom-cut and shaped slab granite counter with DuPont edging and drawers and cabinets below with inlaid bamboo faces and custom hardware  
Two built-in storage cabinets  
Two windows

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Upholstered walls with Donghia Maya Romanoff® fabric and stone horizontal rail over diagonally set slate tiles inlaid with copper accents  
Diagonally set 12" x 12" slate tile floor surrounded by inlaid border of smooth river rocks  
Separately enclosed wet room with Toto® commode; window; stone horizontal rail over diagonally set slate tiles inlaid with copper accents; shower with oil-rubbed bronze temperature-control fixtures, seat and river rock flooring; and diagonally set 12" x 12" slate tile floor surround by inlaid border of smooth river rocks

## **QUARTERS OVER GARAGE**

Accessed via carpeted staircase adjacent to the 2-car garage, Quarters include storage closet at the top of the stairs as well as Living Room, Kitchen, Bath, and Bedroom

### **Quarters Living Room – 10' 5"x 17' 5"**

Two tall, divided light sash windows with plantation shutters  
Ceiling fan with light  
Open to Kitchen

### **Quarters Kitchen – 9' 7" x 17' 5"**

Travertine tile peninsula with pass-through service bar to Living Room and space for breakfast bar seating  
Travertine tile counters with drawers and cabinets below and 4" x 4" tumbled stone tile backsplash  
Upper level wood cabinets with adjustable shelves  
Double stainless steel soaking sink with single lever fixture with retractable sprayer head and disposal  
Bosch® dishwasher  
GE® electric range with 4 burners and glass-faced self-cleaning oven  
GE® Profile microwave  
GE® refrigerator with top door freezer  
Wall-mounted cabinet over refrigerator  
Recessed lighting  
Diagonally set 12' x 12" travertine tile floor

### **Quarters Bath – 5' x 10' 9"**

Sink set into travertine counter with drawers and cabinets below  
Vanity mirror  
Vanity lighting  
Toto® commode  
Tub/shower with travertine tile surround, window, archway and sliding glass doors  
Diagonally set 12" x 12" travertine tile floor

### **Quarters Bedroom – 11' 1" x 13'**

Step-in double-door closet with hanging bar and overhead shelf  
Two divided light sash windows with plantation shutters  
Wall-mount for flat screen TV  
Ceiling fan  
Carpet

## **OVERSIZED GARAGES & MOTOR COURT**

One attached garage, one detached ... both face each other and share a paved motor court and driveway through the porte cochere to the center circular drive

### **Oversized 3 - Car Garage**

Three insulated steel single-lift doors with programmable digital keypad; wood-planked exteriors; carriage-house styling with wrought-iron trim; and vines trained to trellis around the exterior  
Automatic garage door openers  
Equipment storage room (10' x 11' 7") with wall-mounted pegboard, built-in tall storage locker compartments with upper level wrap-around shelving, windows and glass exit door with plantation shutters to Motor Court  
Double door storage closet (6' x 2') with interior window  
Built-in granite counter with overhead window and cubby / shelf storage below

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Two large double-door storage closets conceal central vacuum equipment and hot water heaters

Ceiling-mounted lighting

Ceiling-mounted pull-down attic stairs

Sealed and epoxied garage floor

Glass exit door to pocket patio

## **Oversized 2 - Car Garage**

Two insulated steel single-lift doors with wood-planked exteriors, carriage-house styling with wrought-iron trim, and vines trained to trellis around the exterior

Automatic garage door openers

Carpeted stair hall to upper level Quarters with under-stair storage closet

Built-in counter with upper level wall-mounted cabinets and window with cubby / shelf storage below

Fixed accent windows

Recessed alcove with built-in counter with upper level adjustable shelves and cubby/shelf storage below

Wall-mounted bicycle storage hooks

Ceiling-mounted lighting

Sealed and epoxied garage floor

## **OUTDOOR LIVING SPACE**

Park-like setting that backs onto the 17th fairway of the Carlton Woods Jack Nicklaus golf course in The Woodlands, Texas enclosed with wrought-iron fencing with rear (lockable) pedestrian gate to course

Tall shrubbery along fence line provides privacy to residence

Mature trees, grassy lawn, ornamental trees, flowering shrubs, cultivated planting beds, vines trained to trellis, meandering stone pathways, automatic sprinkler system and dramatic building and landscape lighting

Mosquito control system with multi-month tanks

Multi-level barefoot-friendly pool deck and multiple ground-floor terraces edged with decorative wrought-iron railings and cast stone balustrades

Recessed tread lighting on stairs

The combination of covered gallery porches and open air terraces provide abundant outdoor living space

**Covered Porches:** Rear covered porches run the length of the residence with 2-story ceiling heights, multiple archways supported by stone columns; wood-planked ceilings, recessed lighting, ceiling-mounted speakers, ceiling fans with oversized woven rattan blades, mosquito control emitters and ample room for outdoor furniture groupings

Similar to the interior, the covered porches outside the Formal Living Room and Dining Room share an outdoor gas log double fireplace between them

**2<sup>nd</sup> Floor Terrace:** Open air terrace shared between bedrooms on the second floor with

spectacular views; bare-foot friendly flooring; cast stone balustrade and spiral staircase to ground level

## **Heated Pool:**

Curvilinear multi-level variable depth lighted pool with negative edge spillway fountain to second tier pool below

Two tiled pedestals with spillway fountains  
Shallow tanning shelf /wading area with 7 bubbler fountains

PebbleTec® surfacing w/ glazed tile accents

Built-in curved steps/ bench seating

Built-in tiled pool slide with staircase, recessed tread lighting and wrought-iron handrail

Separate plumbing system

Programmable pool operating system compatible with mobile technologies

## **Spa:**

Heated spa with bench seating

Natural rock accents

Spillway fountain into pool and soothing sound of spillway fountain from upper level negative edge of pool over stacked-stone accent wall to lowest pool level

PebbleTec® surfacing with glazed tile accents

Programmable spa operating system compatible with mobile technologies

**Summer Kitchen:** Conveniently located under the covered porch outside the Kitchen  
Upper level wall-mounted cabinet with retractable doors conceals space for flat

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screen TV (and provides elevated viewing angle)  
Built-in tile counter with glazed accent tiles with space for bar seating on three sides  
Viking® stainless steel grill / smoker/ rotisserie with electric ignition  
Two gas side burners  
Under-counter stainless-steel storage lockers  
Viking® stainless steel warming drawer  
Under-mounted stainless steel sink with cabinet storage below  
Asko® under-counter dishwasher  
U-Line® under-counter beverage refrigerator and ice-maker  
Overhead ceiling fan with oversized woven rattan blades  
2-story beamed ceiling with columns, recessed lighting, ceiling-mounted speakers and mosquito control emitters

## **Lighted Basketball Court**

Outdoor regulation-sized basketball court with court markings on joint-friendly cushioned soft surfacing  
Rubberized chain-link fencing around court with chain link pedestrian gate  
Two adjustable-height basketball goals  
Two stadium lights

## **Covered Snack Pavilion**

Located adjacent to the basketball court with wood-planked ceiling; recessed lighting;

ceiling-mounted speakers and ceiling fan with oversized woven rattan blades  
Stainless steel sink set in counter with drawers and cabinets below  
Under-counter U-Line® beverage refrigerator  
Two built-in equipment storage closets with shelves; one closet contains control panel for music system

## **Pocket Patio**

Open air patio located adjacent to the basketball court with space for outdoor furniture

## **OTHER FEATURES**

Premium finishes and custom craftsmanship throughout the property  
Multiple soaring 2-story spaces with columns, as well as coffered, vaulted and specialty ceilings  
All bedrooms with en Suite baths and walk-in closets  
Whole-house automation system with central directory control\*  
Integrated multi-functional and programmable telephone system\*  
Programmable lighting system throughout the house featuring “one-touch” wall plates and customizable features\*  
Programmable thermostats with LED readout\*

Zoned (8) air conditioning and heating  
Energy-efficient tinted windows\*  
Sophisticated security system  
Central vacuum  
Motorized draperies in several locations  
Motorized chandelier lift in Formal Living Room\*  
Large (13' 8" x 18' 8") climate controlled and carpeted storage space  
Significant (est. 136 sq ft) standing height floored attic storage space  
Pre-wired with CAT5 cable\*  
Satellite Dish\*  
Custom illuminated Christmas décor created for front gate and entry archway currently stored offsite by Holiday Light Company®

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