

Residential Home in Memorial w/Courtyard Garden & Pool

[GO TO: Floor Plan](#)

This prestigious close in Memorial address provides gracious living in a natural tree lined setting. Major recent improvements include new kitchen, hardwood floors and large covered outdoor living space equipped with gourmet kitchen and gas/ wood burning fireplace. The lush pool area is professionally landscaped - perfect for entertaining or just relaxing. This 4/3 1/2 exquisite, luxury home has premium finishes throughout.*

*3 Floors; 4-5 Bedrooms; 3 Full Baths / 1 Half Baths; Attached Oversized 2-Car Garage
4,219 sq ft (per Appraiser) on 8,559 sq ft Lot (Per Appraisal District)*

ENTRY

This secluded home sets back 200 feet from the street and is accessed via a gently curving lane through a naturally wooded setting

Two tall stone columns with electric coachman[®] lanterns mark the entrance with a sliding wrought iron remote-controlled driveway gate (also with an exterior keypad control)

The enclosed motor court provides exterior parking space for up to four vehicles and is professionally landscaped with mature trees, flowering shrubs, planting beds, vines trained to trellis, automatic sprinkler system, landscape lighting and tall bubbling free-standing stone fountain

The recessed covered entry features twin wall-mounted coachman[®] lamps with electric candlesticks, a paneled wood door with dual divided light sidelights, upper level wood-spoked fanlight transom, and an easy-care paver-stone porch

FOYER & RECEPTION HALL – 17' 3" X 8' 6"

Ceiling height = 10q

Stairway with hardwood treads, wood-spindled balustrade and curled hardwood banister

Walk-in under-stair storage closet

Large walk-in closet (space for future elevator) with hanging bar and overhead shelf

Recessed lighting

Recessed halogen lighting

Extended height (8+) multi-piece crown molding overlays ceiling

Hardwood floor with carved double-edged baseboards

Hallway to Kitchen

Cased Opening to Music Room / Library

Cased Opening to Dining Room

Paneled door to Powder Room

POWDER ROOM

Pedestal sink with polished nickel and brass fixtures*

Decorative vanity mirror

Divided light window

Recessed lighting

Extended height (8+) multi-piece crown molding overlays ceiling

Hardwood floor with carved double-edged baseboards

FORMAL DINING ROOM - 15' 3" X 14' 5"

Decorative multi-tiered brass* and cut-glass hanging light fixture with electric candlesticks on dimmer and embossed ceiling medallion

Bay window alcove with tall (7q+) divided light sash windows overlooking front garden and fountain

Tall (7q+) divided light sash window overlooking walkway to front door

Recessed halogen lighting

Extended height (8+) multi-piece crown molding overlays ceiling

Hardwood floor with carved double-edged baseboards

Swinging door to Kitchen

MUSIC ROOM / LIBRARY – 17' X 13'

Wall of tall (8q) seamless glass fixed doors with rolling solar blinds concealed within elaborately carved stained-wood cornices

Tall (7q+) divided light sash window with rolling solar blind concealed within elaborately carved stained-wood cornice overlooking gated walkway to rear yard

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[GO TO: Floor Plan](#)

Recessed halogen lighting
Recessed directional art lighting
Extended height (8+) multi-piece crown molding overlays ceiling
Hardwood floor with carved double-edged baseboards
Cased opening to Living Room

LIVING ROOM – 17' X 19'

Gas log fireplace with electronic ignition, marble surround, stained-wood carved mantelpiece and marble tile hearth framed into hardwood floor
Two built-ins on either side of fireplace with upper level adjustable shelves, granite display shelf with double waterfall edging and cabinet storage below
Wall of tall (8q) fixed and operable seamless glass French doors with remote-controlled motorized solar blinds concealed within elaborately carved stained-wood cornices overlooking rear covered porch, Summer Kitchen and pool
Recessed halogen lighting
Recessed directional art lighting
Recessed lighting
Extended height (8+) multi-piece crown molding overlays ceiling
Hardwood floor with carved double-edged baseboards
Double paneled wood doors (that fold flat to wall) lead to Kitchen
[Note – Chandelier is EXCLUDED]

GRANITE KITCHEN W/ EAT-IN BREAKFAST ROOM – 19' 7" X 14' 2"

Paneled Brookhaven® cabinets with contrasting carved wood cornices with %ope+border applique; custom hardware, adjustable shelves, under-cabinet lighting, and top-of-cabinet display space
Custom cabinetry features include: some glass-faced cabinets; wide drawers and cabinets; trash slide, deep (pan) drawers and under-counter 2-tier rotating lazy-susan storage unit
Slab granite counters with bullnose edging and 12qx 12+stone tile backsplash with inlaid granite accent border
Center island with slab granite counter with double waterfall edging and lighted under-counter wine storage racks
Triple hanging pendant lights over island with ironwork accents and alabastered globe lights
GE® Profile stainless steel side-by-side refrigerator /freezer with door dispensed ice/water (New April 2010*)
GE® Profile stainless steel glass-faced self-cleaning double ovens; upper oven with bake/roast convection capabilities (New April 2010*)
GE® Profile stainless steel microwave (New April 2010*)
GE® Profile stainless steel dishwasher(New April 2010*)
Under-mounted stainless steel double sink with single lever fixture and disposal
Casement window over sink

Jenn-Air® 4-burner electric cooktop with integrated downdraft vent set into island (New April 2010*)
Recessed and lighted display case with carved wood cornice; mirror backing; adjustable wood-framed glass shelves; shaped slab granite counter with double waterfall edges and cabinet storage below
Pantry with 5 shelves
Ample open floor space to accommodate a variety of breakfast tables
Recessed lighting
Extended height (8+) multi-piece crown molding overlays ceiling
Hardwood floor with carved double-edged baseboards
Cased opening to anteroom leading to Garage

SECOND FLOOR

SECOND FLOOR LANDING / HALLWAY

Ceiling height = 9q
Wood-spindled balustrade with hardwood handrail overlooks staircase below
Large walk-in closet (4qx 9q with 5 wrap-around shelves and hanging bar with overhead shelf (space for future elevator)
Linen closet with 5 shelves
Recessed lighting
Extended height (8+) multi-piece crown molding overlays ceiling
Hardwood floor with carved double-edged baseboards (New Hardwood floor installed in 2010*)

Residential Home in Memorial w/Courtyard Garden & Pool

[GO TO: Floor Plan](#)

Paneled door to carpeted staircase to Third Floor

Paneled door to Hall Bath (Shared with Bedroom # 3)

Paneled doors to Bedrooms

Paneled door to Utility Room

UTILITY ROOM – 6' x 9' 9"

Maytag® full-sized washer and dryer

Gas and electric dryer connections

Built-in counter with upper level cabinets with top-of-cabinet display/storage space and cabinet storage below

Divided light sash window with plantation shutters

Ceiling mounted lighting

Crown molding overlays ceiling

8+x 8+tile floor

MASTER SUITE

MASTER BEDROOM – 16' x 20'

Coffered ceiling to 11q10+ceiling height

Extended height crown molding conceals recessed cove lighting

Two sets of seamless glass French doors each opening onto a Juliet balcony with scrolled iron grillwork and hanging flower basket

Ceiling fan with light

Hardwood floor (New Hardwood floor installed in 2010*)

Paneled wood door to Master Bath

MASTER BATH

Cultured marble counter with two display shelves and two integrated basins with drawers and cabinets below

Wall-mounted mirror with beveled-mirrored framing

Vanity with knee space

Two medicine cabinets

Corner shower with 6+x 6+glazed tiles with inlaid travertine border and glass shower door

Recessed alcove for whirlpool tub set in travertine deck, with travertine surround and large window with plantation shutters over tub

Circular ceiling level accent window

Separately enclosed water closet

Recessed lighting

12+x 12+travertine tile floor

TWO WALK-IN MASTER CLOSETS

Two separate but linked Master Closets

Closet # 1 - 11' 3" x 9' 10"

Door-mounted full-length dressing mirror

Double and single hanging bars with overhead shelves

Two shelf towers, each with 6 shelves

Ceiling mounted lighting

Carpet

Closet # 2 - 7' x 6'

Double and single hanging bars with overhead shelves

Shelf tower with 6 shelves

Ceiling mounted lighting

Carpet

BEDROOM # 2 – 12' 4" x 14' 6"

Two tall (70+) divided light sash windows with plantation shutters

Ceiling mounted light

Crown molding overlays ceiling

Hardwood floor (New Hardwood floor installed in 2010*)

Walk-in closet (4qx 7q with double and single hanging bars with overhead shelves

BEDROOM # 3 – 16' x 13'

Wall-mount for flat-screen TV

Two tall divided light sash windows with plantation shutters

Ceiling fan with light

Crown molding overlays ceiling

Carpet

Walk-in closet (5q5+x 6q3+) with two sets of double hanging bars with overhead shelves and wall-mounted belt/tie/accessory hooks

Shared bath (shared with Hall) with cultured marble counter with integrated basin and cabinet storage below; vanity mirror; vanity lighting; linen closet with laundry-drop compartment; tub/shower with tile surround; crown molding and sliding glass doors and 8+x 8+tile floor

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[GO TO: Floor Plan](#)

BEDROOM # 4 / GUEST SUITE WITH PRIVATE BATH – 17' X 13'

Vestibule entry from Hall
Coffered ceiling height to 12q
Two tall divided light sash windows with plantation shutters
Multi-tiered brass* candelabra chandelier with electric candlestick lighting and embossed ceiling medallion
Crown molding overlays ceiling
Carpet
Walk-in closet (3q10+x 6q) with two sets of double hanging bars with overhead shelves
En Suite bath with cultured marble counter with integrated basin and drawer and cabinet storage below; vanity mirror; vanity lighting; crown molding; cased opening to separately enclosed wet area and tub/shower with sliding glass doors, sash window with plantation shutters and 8+x 8+tile floor

THIRD FLOOR

GAME ROOM / OPTIONAL BEDROOM # 5 – 37' X 14' 8"

Ceiling height = 8q
Half-wall overlooks carpeted staircase below
Two doors to attic storage areas
Reduced height door to attic storage area
Two divided light casement dormer windows
Three (matching) ceiling mounted light fixtures
Carpet

Walk-in closet (5q7+x 5q2+) with wrap-around double hanging bars with overhead shelves

OVERSIZED 2-CAR GARAGE

Automatic garage door opener for single-lift garage door with insulation
Ceiling mounted fluorescent lighting
Ceiling mounted bicycle storage hooks
Wall-mounted tool hooks
Concrete flooring
Space for workbench or hobby area or additional refrigerator / freezer

OUTDOOR LIVING SPACE

REAR COVERED PORCH – 29' x 14' 6"

Wood-burning and gas fireplace with stained-wood mantelpiece with carved wood corbels, granite surround and elevated granite hearth with bullnose edging
Two recessed storage areas on either side of fireplace with glazed tile walls, slab granite counters with bullnose edging and space for firewood storage below
Glazed tile accent wall over mantel with wall-mount for flat-screen TV
Recessed lighting
Wood-planked ceiling with 3 ceiling fans
Ceiling mounted speakers in 4 corners
Columns with triple archways overlooking pool and rear yard
Patterned concrete flooring
[Note . Flat screen TV over fireplace is NEGOTIABLE]

Summer Kitchen

DCS® stainless steel outdoor products set into slab granite counter with bullnose edging include:
Stainless steel gas grill /rotisserie with warming rack and electronic ignition plumbed with natural gas*
Two exterior gas side burners
Stainless steel warming drawer
Under-counter stainless steel drawers, storage lockers and pull-out storage bins
Counter-mounted Big Green Egg® ceramic cooker (grill / oven / smoker)
Under-mounted stainless steel sink with goose-necked flexible arm fixture with retractable sprayer head
DCS® under-counter refrigerator
Slab granite counters with bullnose edging, backsplash and wrap-around display shelf
Island with slab granite top with bullnose edging, two under-counter pull-out storage bins and space for bar seating
Decorative glazed tile accent wall with archway behind grill
Four individually controlled wall-mounted exhaust fans

WALLED GARDEN COURTYARD

17qtall stone privacy wall
Variable depth heated pool with glazed accent tiles, bench seating, lighting, and arched glazed-tile accent wall with spillway fountain

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[GO TO: Floor Plan](#)

Lush, professionally landscaped yard with automatic sprinkler system, flowering shrubs, mature trees, planting beds, vines trained to trellis and landscape lighting
Two poolside arched and recessed patterned concrete terraces (suitable for a wide variety of outdoor furniture)
Barefoot-friendly patterned-concrete walkways and terraces around pool and spa
Easy care paver-stone stepping stones
Decorative flagstone stepping stones
Heater and pool maintenance equipment easily accessible, yet concealed from view
Rear doorway conveniently exiting to street with both security alarm and (lockable) wrought iron security gate
[Note . Boy & Girl Garden statuary is EXCLUDED]

OTHER FEATURES

All new appliances in Kitchen in April, 2010*
New hardwood floors installed in 2nd Floor Hall, Bedroom # 2 and also Master Bedroom in 2010*
Premium features and finishes throughout this property
Extensive millwork and custom craftsman details throughout the home
Tall windows in Living Room coated with energy efficient UV protectorant*
Lutron® lighting system; many brass wallplates and some wallplates with dimmers
Hardwood floors with carved double edged baseboards

Zoned (2) air conditioning and heating; Two new A/C units purchased within last 3 years*
Maytag® full-sized washer and dryer
Alarm system
Pre-wired for cable in nearly all rooms*
Wired for audio system in Living Room and also Outdoor Patio*
Extended driveway apron within enclosed motor court
Fenced side yard, with lockable wrought-iron gate and paver-stone walkway
Significant* floored attic storage space with ease of access
Systemized drain system on property with pump that channels water away from the property* (pump located near Dining Room window*)
Tall (~17q stone privacy wall along north of property

* = Per Seller

EXCLUSIONS

" Chandelier in Living Room
" Boy & Girl Garden statuary
" Flat Screen TV over fireplace in Rear
Covered Porch is NEGOTIABLE