

*3 Floors; 5 Bedrooms; 5 Full Baths; Pool & Quarters Over Garage w/Bedroom & Full Bath
4,921 sq ft (per Appraisal District) on 7,350 sq ft Lot (Per Appraisal District)*

ENTRY

Grassy front lawn with brick-edged walkway from curb to front entry
Professionally landscaped front yard with rock-edged planting beds, flowering shrubs, automatic sprinklers and ornamental trees
Mature trees in front yard
Vines trained to trellis above front windows
Wrought iron driveway gate with remote control
Arched and covered brick porch with mail drop, two wall-mounted gas carriage lamps, two open-air platforms (space for decorative urns) and brick flooring in decorative herringbone pattern
Tall paneled door with Baldwin® brass hardware, beveled glass panels, two glass sidelights and overhead wood-spoked fanlight transom

FOYER – 6' 2" X 10' 2"

Decorative hanging light fixture with electric candlestick lighting and embossed ceiling medallion
Multi-piece crown molding overlays ceiling
Recessed lighting
Hardwood floor in herringbone pattern with inlaid contrasting wood border
Double wood doors to Stair Hall
Cased Opening to Dining Room
Cased Opening to Living Room

LIVING ROOM – 13' 5" X 15' 1"

Ceiling height of 10q
Two tall (78+) divided light sash windows
Multi-piece crown molding overlays ceiling
Recessed lighting
Ceiling-mounted speakers
Hardwood floor
Double pocket doors to Study / Library

STUDY LIBRARY – 11' 1" X 10' 9"

Wall of tall bookcases with adjustable shelves and centered divided light sash window with plantation shutters
Chair rail over block-paneled wainscoting
Multi-piece crown molding overlays ceiling
Recessed lighting

Ceiling mounted speakers
Hardwood floor
Double wood doors to Stair Hall
Cased Opening to First Floor Bath and Front Hall (leads to Stair Hall)

FIRST FLOOR BATH

Kohler® pedestal sink with custom fixtures
Wall-mounted vanity mirror
Two wall-mounted light sconces
Window with plantation shutters over Kohler® commode
Glazed tile wainscoting with embossed %ope+border accent tiles
Shower with glazed tile surround and rimless glass door
Built-in linen cabinet
Diagonally set 12+x 12+stone tile floor

DINING ROOM - 12' X 15' 1"

Two wood built-ins with upper level archways with adjustable shelves and cabinet storage below
Ceiling-mounted multi-tier ironwork light fixture with cascading glass drops
Chair rail over block-paneled wainscoting
Two tall (78+) divided light sash windows
Multi-piece crown molding overlays ceiling
Recessed lighting
Ceiling-mounted speakers
Hardwood floor
Door to Butler's Pantry

BUTLER'S PANTRY

Built-in buffet server with slab granite counter and drawers and cabinets below with pull-out shelves
Built-in desk space with file drawers
Upper level display cabinets with adjustable shelves and glass faces
Divided light sash window
Beadboard walls with chair rail
Wall-mounted coat hooks
Under-stair storage closet with wall-mounted slotted organizational wall and wrap-around storage shelves

Recessed lighting
Multi-piece crown molding overlays ceiling
17+x 17+tile floor inlaid with smaller accent tiles
Cased opening to Kitchen

KITCHEN – 14' 4" X 11' 7"

Wood cabinets with under-cabinet lighting, and top-of-cabinet display space
Custom cabinetry features include under-counter roll-out shelves, wide drawers and cabinets; pull-out wire trash slide, deep (pan) drawers and appliance barn with interior electrics
Slab granite counters with diagonally set 4+x 4+ tumbled stone backsplash
Corner walk-in pantry with five wrap-around shelves and built-in shelving on door
Arched pass-through to Family Room with slab granite service counter
Wall-mounted display / book shelves with adjustable shelves
Center island with slab granite counter with drawers and cabinets below and space for breakfast bar seating on three sides
Built-in SubZero® stainless steel side-by-side refrigerator /freezer with door dispensed ice/water
Bosch® stainless steel dishwasher
Under-mounted stainless steel Kohler® double sink with Price Pfister® single lever fixture with sprayer attachment and disposal
Divided light sash window over sink
KitchenAid® stainless steel self-cleaning, glass-faced double ovens; lower with bake/ broil/ roast convection capabilities
GE® stainless steel under-counter microwave (New 2014)
Dacor® stainless steel 4-burner gas cooktop with integrated Dacor® retractable downdraft vent set into island
Multi-piece crown molding overlays ceiling
Recessed lighting
Ceiling mounted speakers
17+x 17+tile floor inlaid with smaller accent tiles
Cased opening to Family Room
Open to Breakfast Room

BREAKFAST ROOM – 14' 4" X 11'

Windowed alcove with tall (78+) divided light sash windows on two sides

Chair rail over beadboard wainscoting
Decorative hanging light fixture
Multi-piece crown molding overlays ceiling
Ceiling mounted speakers
17+x 17+tile floor inlaid with smaller accent tiles
Divided light glass Exit door to Pool and Garage
Cased opening to Family Room

FAMILY ROOM – 16' 8" X 20'

Gas log fireplace with carved wood mantelpiece and stone tile surround and hearth
Recessed spotlight focused over mantel
Two recessed alcoves 2q8+x 6q2+(on either side of fireplace)
Wall of tall (8q) divided light fixed windows overlooking rear covered porch and pool terrace
Recessed built-in with upper level display shelves, space for flat screen TV and under-counter storage cabinets
Recessed lighting
Ceiling-mounted speakers
Multi-piece crown molding overlays ceiling
Ceiling fan
Hardwood floor
Cased Opening to Stair Hall
Granite pass-through service counter to Wet Bar

WET BAR

Under-mounted stainless bar sink set into slab granite counter with cabinet below
Under-counter glass-faced Ewave® temperature controlled wine refrigerator
Upper level glass . faced display cabinet with adjustable glass shelves
Slab granite counter with cabinet storage below
Recessed lighting

STAIR HALL

Staircase with hardwood treads, wood spindled balustrade and curled hardwood banister
Recessed alcove (9qx 6q10+) suitable for furniture placement
Block-paneled wainscoting with tall arched divided light window at the landing
Two wall-mounted light sconces
Ceiling-mounted decorative light fixture
Coat closet with hanging bar and overhead shelf

SECOND FLOOR**SECOND FLOOR HALLWAY**

Wood-spindled balustrade topped with hardwood hand rail overlooks staircase below
 Linen closet with 5 shelves
 Multi-piece crown molding overlays ceiling
 Recessed lighting
 Paneled wood door to carpeted staircase to third floor
 Paneled wood door to Utility Room
 Paneled wood doors to Bedrooms

MASTER SUITE W/ COVERED BALCONY

Entrance to secluded Master Suite is at the end of the hall set apart from the other bedrooms

MASTER BEDROOM – 17' 7" x 17' 7"

Vestibule entry
 Coffered ceiling to 8q10+ceiling height with crown molding inside coffer
 Wall of tall divided light windows with plantation shutters
 Divided light door with plantation shutters leads to covered balcony with brick columns and wrought iron railings
 Recessed lighting
 Multi-piece crown molding overlays ceiling
 Wallpaper
 Hardwood Floor
 Double wood doors to Master Bath

MARBLE MASTER BATH

Two separate consoles with under-mounted Kohler® sinks set in slab marble countertops with drawers and cabinets
 Vanity with knee space
 Under-counter pull-out storage trolley next to vanity
 Vanity mirrors with beveled frames
 Built-in linen cabinet with two laundry-drop compartments
 Kohler® whirlpool tub set in marble tile deck within recessed alcove with mini mosaic metallic glazed tiles
 Decorative window with upper level fanlight transom over tub

Shower with 12+x 12+marble tile surround; bench seat; two wall-mounted showerheads and rimless glass door
 Separately enclosed water closet with cabinet over commode and casement window with plantation shutters
 Recessed lighting
 Decorative light fixture
 Multi-piece crown molding overlays ceiling
 Diagonally set 12+x 12+marble tile floor

TWO WALK-IN MASTER CLOSETS**Closet # 1 - 6' 4" x 14' 5"**

Double and single hanging bars with overhead shelf storage
 Built-in chest of drawers with 10 drawers and upper level shelves
 Two shelf towers, each with 6 shelves
 Ceiling-mounted rail lighting with adjustable lights
 Carpet

Closet # 2 - 7' 7" x 7' 3"

Double and single hanging bars with overhead shelf storage
 Built-in chest of drawers with 10 drawers
 Shelf tower with 6 shelves
 Ceiling-mounted rail lighting with adjustable lights
 Wall-mounted accessory /belt/ tie hooks
 Carpet

BEDROOM # 2 W/ BATH – 12' 5" x 12' 7"

Vestibule entry
 Decorative ceiling-mounted light fixture
 Recessed alcove with built-in desk with upper level shelf storage
 Built-in shelf tower with adjustable shelves
 Tall divided light sash window
 Crown molding
 Walk-in closet with shelf tower with 6 shelves; built-in chest of drawers with 5 drawers and double hanging bars with overhead shelf
 Private bath: cultured marble vanity with integrated sink and cabinet storage below; vanity mirror; divided light window over commode; recessed linen cabinet with laundry-drop compartment;

tub/shower with glazed tile surround and colorful inlaid tile accent border and 6"x 6" tile floor

BEDROOM # 3 – 13' X 13' 2"

Vestibule entry

Ceiling fan with light

Two tall divided light sash windows

Crown molding

Two double-door step-in closets with built in shelf towers and double hanging bars with overhead shelf storage

Shared bath (with Bedroom # 4) cultured marble vanity with two integrated sinks and cabinet storage below; medicine cabinet; two decorative wall-mounted vanity mirrors; divided light casement window; separately enclosed room with recessed linen cabinet with laundry-drop compartment; privacy alcove for commode with upper level cabinets; tub/shower with glazed tile surround and colorful inlaid tile accent border and 6"x 6" tile floor

BEDROOM # 4 – 13' X 13' 2"

Vestibule entry

Ceiling fan with light

Two tall divided light sash windows

Crown molding

Two double-door step-in closets with built in shelves and single hanging bar with overhead shelf storage

Shared bath (with Bedroom # 3)

UTILITY ROOM – 9' 1" X 6' 1"

LG® Tromm Front Load ultra-capacity steam washer

LG® Tromm ultra capacity dryer w/ stainless steel drum

Gas and electric dryer connections

Elevated tile retaining wall around space for washer and dryer

Cabinet over washer and dryer

Deep stainless soaking sink with single level fixture set into counter with cabinet storage below; upper level cabinets with top-of-cabinet display/storage space

Wall-mounted cabinet with pull-down ironing board

Multi-piece crown molding overlays ceiling

6" x 6" tile floor

THIRD FLOOR

Accessed via carpeted stair way from second floor hall to carpeted third floor hall illuminated by skylight and with full-sized pedestrian doors to attic storage area(s) including a 9' x 10' + standing height floored attic storage room or Texas Basement+

GAME ROOM / OPT. BEDROOM # 5 W/ BATH – 20' 6" X 15' 5"

Vestibule entry

Coffered ceiling to 8' 9" + ceiling height

Ceiling fan

Ceiling level circular accent window

Built-in bench seat with interior storage compartments below divided light window with plantation shutters

Crown molding

Walk-in closet with built-in shelves

Private bath: cultured marble vanity with integrated sink and cabinet storage below; vanity mirror; divided light window; two recessed shelf towers; wallpaper; tub/shower with glazed tile surround and embossed tile accent border and 6" x 6" tile floor

QUARTERS OVER GARAGE

Accessed via exterior door from pool terrace via carpeted stairway with wall-mounted lighting

BEDROOM # 6 W/ BATH – 17' 3" X 12' 4"

Vestibule entry

Ceiling to 8' 10" + ceiling height

Ceiling fan

Divided light sash window

Built-in counter with upper level cabinets and Sharp® Carousel microwave and under-counter cabinets and GE® beverage refrigerator

Reduced height pedestrian door to attic storage area

Walk-in closet with hanging bar and above-stair storage area

Private bath: cultured marble vanity with integrated sink and cabinet storage below; vanity mirror; vanity lighting; tub/shower with glazed tile surround and carpeted bathroom floor

OVERSIZED 2-CAR GARAGE

Automatic garage door opener for single-lift garage door
Pedestrian door to Quarters
Recessed alcove (4q2+x 3q10+) for storage or area for work bench
Ceiling-mounted lighting
Wall-mounted bicycle storage hooks

OUTDOOR LIVING SPACE

REAR COVERED PORCH

Rear covered porch with recessed lighting, ceiling fan and ceiling-mounted speakers; brick columns and brick flooring
Covered walkway to Garage

MASTER BEDROOM COVERED BALCONY

Private covered balcony accessed from Master Bedroom with stone tile flooring, brick columns and wrought iron railings

REAR YARD w/POOL and SPA

Professionally landscaped yard with automatic sprinkler system, flowering shrubs, mature trees, planting beds, drains, and 7qwood privacy fence with vines trained to trellis
Variable depth heated freshwater pool with resistance swim jet, glazed accent tiles, lighting, spillway fountains, wide steps and bench seating
Attached heated freshwater spa with spillway fountains into pool
In-house AquaLink® pool/spa controls
Barefoot friendly flagstone pool deck

OTHER FEATURES

Abundant storage space with multiple walk-in closets
Most wall plates with dimmers; some with one-touch+on/off
Wrought iron driveway gate with remote control
4 Zones: air conditioning and heating*
TechShield® radiant barrier in attic
Alarm system
Floored attic storage space
Pre-wired for cable*

Installed speaker system on first floor (Living Room Dining Room, Family Room, Kitchen and Breakfast Room) with wallplate controls
Programmable thermostat (New digital thermostat on first floor in 2013)*
In-ground drain system*
Lennox® 4-ton condenser, furnace and evaporator coil (April 2013)*
Lennox® Pure Air+air purification system, supply plenum, return air plenum, drain pan, furnace stand & float switch access door (on second floor) (April 2013) *
Significantly sized (9q3+x 10q9+) standing-height floored attic storage room accessed via full sized pedestrian door on third floor (%Texas Basement+)

* = Per Seller

EXCLUSIONS

- Living Room: Draperies, Tiebacks & Hardware
- Dining Room: Draperies, Tiebacks & Hardware

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

© 2014 SMARTePLANS®