

107 Sunset – Friendswood

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A magnificent estate, this Mediterranean-style residence was designed by highly-acclaimed Houston architect, Robert Dame. Its gated entrance and curving, elongated driveway introduce guests to the four and one-half acre manicured grounds. The home with a grand reception hall and spacious, open living blends beautiful architecture with a comfortable lifestyle of today. Spectacular grounds feature a pool, summer kitchen, pavilion, sports court and putting green shaded by beautiful, old oak trees.

2 Floors; 5 Bedrooms; 5 Full Baths / 2 Half Baths; Luxurious First Floor Secluded Master Suite w/ Two Marble Master Baths & Walk-In Closets; Granite Gourmet Kitchen w/Thermador® Appliances; Family Room w/Fireplace; Game Room w/Bar; Library / Study; Outdoor Living Room w/Summer Kitchen; Pool & Spa; Outdoor Entertainment Pavilion, Basketball Court & Putting Green
9,003 sq ft (per Builder) on 4.55 Acre Lot (per Appraisal District)

ENTRY

Entry to the grounds through remote-controlled scrolled-ironwork double gates with intercom communication to residence
Double-wide tree-lined lane bordered by landscaped grassy lawn to front circular driveway
Circular driveway with patterned-concrete seaming and patterned-concrete terrace at front of residence; separate curving driveways to garages located at each end of the residence
Center landscaped island with grassy lawn; ornamental trees; planting beds; seasonal flowers; copper accent lighting, automatic sprinklers and landscape lighting
Arching garden bridge with slate tile surfacing and dual scrolled-ironwork balustrades spans river rock basin with water features and bubbler fountains; curving slate tile walkway to front door
Professionally landscaped yard with wide expanse of grassy lawn; mature trees;

flowering shrubs; ornamental trees; established planting beds; sculpted shrubbery; seasonal flowers; roses; river rock accents; automatic sprinkler system and exterior building, accent and landscape lighting
2-story covered porch with columns, two wall-mounted gas coachman's lamps and diagonally set 12" x 12" slate tile flooring
Custom 11' tempered-glass arched double doors with scrolled-iron grillwork; upper level accent window over door

FOYER / RECEPTION HALL – 15' 6" X 17'
20' 8" ceiling height at entry with 23' ceiling height inside coffered dome ceiling with gilded interior
Hand-plastered walls
Recessed lighting
Multi-piece crown molding
Wide plank hand-scraped Brazilian* hardwood floor and extended height (9") baseboards with waterfall edging

Columned entry to Formal Dining Room
Open to Stair Hall w/Grand Staircase
18' tall columned and arched entry to Formal Living Room w/Fireplace
6' wide Brazilian* hardwood steps with dual scrolled-ironwork balustrades and glass French doors to the elevated Library / Study
Archway to Front Hall and Guest Powder Room

FRONT HALL

11' Gallery Hall with hand-plastered walls leads to circular turret staircase with arched windows, hardwood treads, scrolled-ironwork balustrade, and wall-mounted sconce lights with electric candlestick lighting
Under-stair storage closet
Exit door to Large Garage
Circular vestibule hall with round coffered ceiling with artisan applied hand-painted accents, recessed lighting and ceiling-mounted art lighting

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Wide plank hand-scraped Brazilian* hardwood floor and extended height (9") baseboards with waterfall edging
Door to Master Suite
Door to Powder Room

POWDER ROOM

Iridescent ceramic vessel sink with custom fixtures set into chinoiserie black-lacquered-style furniture cabinet with drawers; inlaid border and accents
Decorative wall-mounted vanity mirror with beveled edge
Two ceiling-mounted fixtures with alabaster-glass light globes
Hand-plastered walls
Energy efficient, low-water-usage Toto® toilet
Multi-piece crown molding
Arched window with plantation shutters
Wide plank hand-scraped Brazilian* hardwood floor and extended height (9") baseboards with waterfall edging

LIBRARY / STUDY – 15' 6" X 12' 2"

Dropped-block, box-beamed coffered ceiling with stained-wood beams, embossed ceiling and 19' ceiling height
Block-paneled wainscoting and chair rail
Built-in entertainment armoire: two tall bookcases with adjustable shelves on either side of center compartment with space for TV behind retractable cabinet doors; drawer storage below and top-of-cabinet display space

Upper level arched and lighted art niche above armoire
10' 5" tall divided light fixed window topped by arched divided light transom overlooks front yard
Built-in desk with upper level cabinets, glass-faced display shelves and top-of-cabinet display space; file drawer storage below
Upper level arched and lighted art niche above desk
Space for executive desk
Recessed and built-in bookcases with upper level adjustable shelves and cabinet storage below
Decorative hanging coachman's lamp with antiqued glass, scrolled ironwork accents and electric candlestick lighting
Recessed lighting
Recessed ceiling-level speakers
Wide plank hand-scraped Brazilian* hardwood floor and extended height (9") baseboards with waterfall edging

LIVING ROOM W/FIREPLACE – 17' X 16' 10"

Entry through 18' tall columned archway
20' 8" ceiling height with stained-wood beams
Estate-sized gas log fireplace (mantel is 6' off the floor) with remote-control ignition; carved cast-stone mantelpiece with columns and quatrefoil fleur-de-lis accents; elevated cast-stone hearth
Wall-mounted stone-tiled archway above mantel framed in cast-stone border

Twelve foot wide by 9' 9" tall seamless butted-glass windows with wide windowsill / display shelf overlooks Pool and Pool Terrace; triple ceiling-level arched accent windows overhead
Decorative multi-tiered scrolled-ironwork chandelier with glass drops and electric candlestick lights with shades
Recessed lighting
Recessed wall-mounted speakers
Ceiling level wall-mounted speakers
Hand-plastered walls
Cased electrical outlets framed into hardwood floor
Wide plank hand-scraped Brazilian* hardwood floor and extended height (9") baseboards with waterfall edging

STAIR HALL W/GRAND STAIRCASE

Dramatic staircase with 5' wide Brazilian* hardwood treads and dual scrolled-ironwork balustrades curves up to the second level
Space for concert piano beneath the elevated curve of the stairs
Domed ceiling with gilded interior and hanging coachman's lamp with electric candlestick lighting
Nine foot wide and 10' 6" tall divided light fixed window with wide windowsill / display shelf overlooking Pool and Pool Terrace
Built-in illuminated 525-gallon fresh water aquarium with dual filtration system, heater and built-in drain
Recessed lighting

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Wide plank hand-scraped Brazilian* hardwood floor and extended height (9") baseboards with waterfall edging
Lighted archway to Kitchen, Breakfast Room and Family Room
Open to Formal Dining Room

FORMAL DINING ROOM – 14' x 18' 7"

10' ceiling height

Two built-in corner display cases with arched glass faces, lighted interiors, adjustable glass shelves, top-of-cabinet display space and cabinet storage below

Artisan applied, hand-finished walls and ceiling

7' tall arched divided light fixed window overlooking front gardens

Decorative multi-tiered ironwork chandelier with cascading glass drops, and electric candlestick light with shades

Multi-piece crown molding

Recessed lighting

Wide plank hand-scraped Brazilian* hardwood floor and extended height (9") baseboards with waterfall edging

Pocket Door to Butler's Pantry

BUTLER'S PANTRY – 5' 9" x 6'

Built-in buffet server with slab granite counter, bullnose edging and under-counter cabinet storage with pull-out shelves

Diagonally set 6" x 6" stone tile backsplash with mini stone tile intersecting borders

Upper wall-mounted cabinets with custom hardware, seeded-glass faces, lighted interiors with adjustable glass shelves and top-of-cabinet display space

Under-counter U-Line® glass-faced wine refrigerator with built-in bottle racks

Ceiling-mounted light

Multi-sized tumbled travertine* tile floor with chiseled edges in "Versailles" pattern and extended-height (9") baseboards with waterfall edging

Doorway to Kitchen

Glass door with grape-cluster-and-vine metal grillwork opens to Walk-In Butler's Storage Closet (space for future wine vault)

Walk-In Butler's Storage Closet – 5' 9" x 7' 9"

Two (7' 9" long) walls with 6 built-in shelves

Arched window with plantation shutters

Ceiling-mounted light

Multi-sized tumbled travertine* tile floor with chiseled edges in "Versailles" pattern and extended-height (9") baseboards with waterfall edging

GRANITE GOURMET KITCHEN – 13' 9" x 25' 5"

10' ceiling height

Cuisines Laurier® cabinetry with hand-wiped glaze; custom hardware; under-cabinet lighting and electrical outlets; carved cornice moldings; and top-of-cabinet display space

Slab granite counters with bullnose edging and diagonally set 6" x 6" stone tile backsplash with mini stone tile intersecting borders

Custom cabinetry features include: multi-tiered cabinets, one with space for TV; soft-closing mechanisms on drawers; glass-faced display cabinets with seeded-glass faces, adjustable glass shelves & interior lighting; wide drawers and cabinets; deep (pan) drawers; compartmented platter storage; two glide-out spice trollies; two trash slides and lift-up, lock-in-place work station

[NOTE: Builder allocated space for future oven to be installed in mid-cabinet below TV, if desired]

Two built-in Thermador® stainless steel refrigerators placed side-by-side, each with bottom pull-out freezer drawer

Arched display niche above refrigerators

GE® Profile microwave

Thermador® stainless steel dishwasher
Kitchen sink with triple stainless steel basins and oiled-bronze-tone single lever goose-neck fixture with retractable sprayer head; soap/lotion dispenser and Insinkerator® disposal

Large seamless-glass arched window over

sink with wide window sill / display shelf

Under-counter 2-bin trash slide (for recycling)

Thermador® professional series stainless steel range with 6 gas burners; griddle and

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double ovens; large oven with convection capabilities
Two under-counter glide-out spice trollies on each side of range
Plumbed pot filler on wall behind range with wide-span articulating arm
Variable speed stainless steel vent/light above range within simulated copper façade with chimney mount
Large island (9' x 4') with butcher-block counter; cabinet space on four sides; one cabinet conceals lift-up / lock-in-place work station; knee space with space for seat
Thermador® stainless steel warming drawer (in island)
Under-mounted stainless steel vegetable sink in island with oiled-bronze-tone single lever gooseneck fixture and Insinkerator® disposal
Decorative vintage ironwork light fixture with electric candlestick lighting above island
Curvilinear granite-topped pass-through serving counter to Breakfast Room with space for bar seating on Breakfast Room side; under-counter KitchenAid® ice machine and under-counter cabinets with pull-out shelves on Kitchen side; display shelves in endcap
Recessed lighting above peninsula
Multi-piece crown molding
Recessed lighting
Recessed ceiling-mounted speakers
Hand-plastered walls

Multi-sized tumbled travertine* tile floor with chiseled edges in “Versailles” pattern and extended-height (9”) baseboards with waterfall edging
Lighted archway to Kitchen Office, Rear Stair Hall, First Floor Laundry, Mud Room and Exit door to Garage
Open to Breakfast Room

BREAKFAST ROOM – 9' 7" X 18' 2"

10' ceiling height
Built-in illuminated 525-gallon fresh water aquarium with dual filtration system and heater; cabinet storage below
Recessed lighted alcove with built-in buffet server: tile-topped counter with mini-mosaic tiled backsplash and cabinet storage below
Space for large dining table and chairs
Decorative vintage ironwork light fixture with electric candlestick lighting
Recessed lighting
Multi-piece crown molding
Multi-sized tumbled travertine* tile floor with chiseled edges in “Versailles” pattern and extended- height (9”) baseboards with waterfall edging
Glass door with dual fixed-glass sidelights exits to Pool and Pool Terrace
Open to Family Room w/Fireplace

FAMILY ROOM W/FIREPLACE – 22' 9" X 25' 7"

10' ceiling height
Estate-sized gas log fireplace (mantel is 6' off the floor) with remote-control ignition; carved

stone mantelpiece with scallop shell motif; elevated stone hearth / bench seat is 11” off the floor
Recessed and built-in entertainment center: Center compartment with space for flat screen TV and cabinet storage below; two tall bookcases with adjustable shelves on either side of TV space and cabinet storage below; some mesh-faced cabinets for speaker / audio components; top-of-cabinet display space
Built-in display cabinets with wide arched center display niche and cabinet storage below; two bookcases on each side with adjustable display shelves above and cabinet storage below
Eleven foot wide by 6' 8” tall seamless butted-glass windows with wide windowsill / display shelf overlooking Pool and Pool Terrace
Ceiling fan with light
Recessed lighting
Recessed ceiling-mounted speakers
Multi-piece crown molding
Hand-plastered walls
Multi-sized tumbled travertine* tile floor with chiseled edges in “Versailles” pattern and extended- height (9”) baseboards with waterfall edging
Lighted archway with two recessed and lighted art niches leads to Kitchen Office, First Floor Laundry, Mud Room, Rear Stair Hall and Exit door to Garage

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Lighted archway to Game Room w/Wet Bar, Game Room Half-Bath and exit door to Pool and Pool Terrace

GAME ROOM AREA

Vestibule Hall transitions from Family Room w/Fireplace to Game Room w/ Wet Bar and includes glass exit door to Pool and Pool Terrace, archway to Game Room w/Wet Bar and door to Game Room Half-Bath

GAME ROOM HALF-BATH

Arched and recessed alcove for stone vessel sink with oiled-bronze-tone fixtures with white tap caps and mini mosaic backsplash; decorative mini mosaic “wave” tilework inlaid along front of console

Framed mirror and two wall-mounted sconce lights

Recessed and built-in linen cabinet with hand-wiped glaze and custom fixtures; upper level storage cabinet; lower level drawer storage and ceiling level arched display niche

Archway to privacy alcove for energy efficient, low-water-usage Toto® toilet; 2-tiered built-in linen cabinet and window with plantation shutters

Hand-plastered walls with custom glazing

Multi-piece crown molding

Recessed lighting

Recessed ceiling-mounted speakers

Multi-sized tumbled travertine* tile floor with chiseled edges in “Versailles” pattern and

extended-height (9”) baseboards with waterfall edging

GAME ROOM W/WET BAR – 27’ x 32’

Octagonal beamed and timbered ceiling with 16’ ceiling height

Recessed semicircular bow window alcove (11’ wide) overlooking Pool and Pool Terrace; two 5’ 9” wide by 7’ 9” tall seamless glass windows on each side of alcove

Recessed and built-in entertainment center: Center compartment with space for flat screen TV and cabinet storage below; two tall bookcases with adjustable shelves on either side of TV space and cabinet storage belong; some mesh-faced cabinets for speaker/audio components; ceiling-level arched display niche

Archway to recessed walk-in storage closet (8’ 7” x 6’ 1”): three walls with built-in wrap around storage shelves; ceiling-level accent window; ceiling-mounted pull-down attic stairs and two ceiling-mounted lights

Hand-plastered walls

Two ceiling fans with lights

Recessed lighting

Recessed wall-mounted speakers

Space for full sized pool table, gaming equipment and furniture

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

Glass French doors with 16” x 16” slate tile threshold open to Outdoor Living Room w/ Summer Kitchen

Open to Built-in Wet Bar

Built-in Wet Bar – 10’ 3” x 13’ 7”

Corner bar with wrap around granite counters; 6” x 6” slate tile backsplash; cabinets and open storage shelves below Under-mounted circular stainless steel bar sink with oiled-bronze-tone fixtures with white tap caps

Under-counter U-Line® beverage refrigerator and Whirlpool® ice machine Wooden cabinets with hand-wiped glaze, adjustable shelves and some with seeded-glass faces and interior display lights

GE® microwave

Curvilinear work counter and pass-through serving counter to Game Room with space for bar seating

Window with plantation shutters
16” x 16” slate tile floor

REAR STAIR HALL

Rear Staircase: 4’ wide Brazilian* hardwood treads with twist-and-basket wrought iron balustrade; wall-mounted iron hand rail; decorative hanging glass light with electric candlestick lighting

Storage closet (2’ 6” x 2’ 4”) with 4 shelves Multi-sized polished-limestone floor with chiseled edges in “Versailles” pattern and extended-height (9”) baseboards with waterfall edging

Exit door to Garage

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Pocket door to First Floor Laundry
Archway to Mud Room
Glass French doors to Kitchen Office

KITCHEN OFFICE – 7' 9" x 7' 9"

10' ceiling height
Built-in desk with under-counter drawers, file drawers and cabinet storage
Upper level display shelves and cabinets with top-of-cabinet display space
Recessed lighting
Hand-plastered walls
Window with plantation shutters
Multi-sized tumbled travertine* tile floor with chiseled edges in "Versailles" pattern and extended-height (9") baseboards with waterfall edging

MUD ROOM – 4' x 15' 1"

Four multi-tiered and enclosed storage lockers with interior coat hooks, shelves and storage components
Centered built-in bench seat with upholstered cushion and interior storage space; wall-mounted coat / hat hooks
Shelf tower with 5 adjustable shelves
Walk-in under-stair storage closet (11' x 3'): single hanging bar with overhead shelf and storage area
Recessed lighting
Crown molding
Multi-sized tumbled travertine* tile floor with chiseled edges in "Versailles" pattern and

extended-height (9") baseboards with waterfall edging
Pocket door to First Floor Laundry

FIRST FLOOR LAUNDRY – 13' 9" x 14'

Space for full-sized washer and dryer
Gas and electric dryer connections*
Hanging bar with overhead shelf above washer and dryer
Drip-dry hanging bar
Stainless steel soaking sink with overhead window with plantation shutters and cabinet storage below; custom "laundry" hardware
Whirlpool® dishwasher
Closet (2' x 4'): hanging bar and overhead shelf
Wall-mounted cabinet with fold-down ironing board
Wide clothes-folding peninsula / gift-wrapping station: wide drawers accommodate storage of wrapping paper rolls and rolls of ribbon; smooth top counter work-surface for gift-wrapping
Crown molding
Ceiling-mounted lighting
Recessed lighting
Recessed ceiling-mounted speakers
Window with plantation shutters
Multi-sized tumbled travertine* tile floor with chiseled edges in "Versailles" pattern and extended-height (9") baseboards with waterfall edging

PRIVATE & SECLUDED MASTER SUITE

The Master Suite is located on the first floor and is set apart from the rest of home in its own wing
Exterior private entrance / exit to the Pool and Pool Terrace
Turret Stair Hall leads to Second Floor Exercise Room
Accessed through a circular vestibule hallway from the Front Hall

MASTER BEDROOM W/FIREPLACE – 15' 7" x 22' 10"

Octagonal coffered ceiling with inset oval coffer to 12' ceiling height with recessed cove lighting and artisan applied hand-painted accents
Scrolled ironwork candelabra chandelier with cascading glass drops and electric candlestick lighting with shades
Gas log fireplace with remote-control ignition; carved cast-stone mantelpiece, hearth and recessed niche over mantel for flat screen TV
Recessed bay window alcove (9' 4") wide with tall windows and plantation shutters
Recessed lighting
Multi-piece crown molding
Carpet and extended-height (9") baseboards with waterfall edging
Sliding glass doors exit to recessed covered porch open to Pool and Pool Terrace

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Double wood doors to vestibule hall with decorative inlaid mosaic tile floor and tiled thresholds, groin-vaulted ceiling with stenciled accents and iron-and-glass coachman's lamp with electric candlestick lighting; door to Master Closet # 2 and archway to Marble Master Bath

MARBLE MASTER BATH

Barrel-vaulted ceiling with recessed cove lighting and columns lead to recessed alcove for BainUltra® jetted tub set into marble deck with marble step; window with plantation shutters over tub; multi-tiered ironwork chandelier with cascading glass drops and electric candlestick lighting
Recessed storage cabinet with upper level arched adjustable shelves and storage cabinets below
Archway to oversized shower with two wall-mounted shower heads, and wall-mounted hand shower; 16" x 16" marble tile surround with mini mosaic tile border; built-in marble seat; recessed shampoo /soap niche; ceiling level accent windows and frameless glass door
Custom wall finish with subtle tone-on-tone artisan applied hand-painted accents
16" x 16" marble tile floor with diagonally set 3" x 3" mini marble mosaic accent tiles
Two Separate Sinks, Dressing Areas and Walk-In Master Closets

Master Bath # 1

Designer style white basin with oiled-bronze-tone fixtures set into cut-and-shaped slab marble counter with mini mosaic tile backsplash
Framed wall-mounted vanity mirror with mirror-mounted ironwork sconce lights with cascading prisms, electric candlestick lighting and shades
Ceiling level accent windows
Under-counter U-Line® stainless steel beverage refrigerator
Recessed linen cabinet with laundry-drop compartment and upper level space for flat screen TV
Separately enclosed water closet with energy efficient, low-water-usage Toto® toilet and window with plantation shutters
Recessed lighting
Recessed ceiling speakers
16" x 16" marble tile floor with diagonally set 3" x 3" mini marble mosaic accent tiles
Archway to Luxury Console and Closet # 2
Door to Walk-In Master Closet # 1

Walk-In Closet # 1 – 8' x 11' 10"

Double and single hanging bars with overhead shelf storage
Built-in chest of drawers with 4 drawers and upper level shelves
Shelf tower with angled shoe shelves with heel stops
Wall-mounted pegboard panel and hooks for belts /ties / accessories

5 ceiling-level accent windows
Ceiling-mounted light
Carpet

Master Bath # 2

Designer style white basin with oiled-bronze-tone fixtures set into cut-and-shaped slab marble counter with mini mosaic tile backsplash
Framed wall-mounted vanity mirror with mirror-mounted ironwork sconce lights with cascading prisms, electric candlestick lighting and shades
Ceiling level accent windows
Built-in vanity console with knee-space
Wall-mounted framed dressing mirror
Recessed lighting
Decorative ironwork hanging light fixture with alabastered glass globe
16" x 16" marble tile floor with diagonally set 3" x 3" mini marble mosaic accent tiles
Archway to Luxury Console and Closet # 2
Door to Walk-In Master Closet # 2

Walk-In Closet # 2 – 18' 10" x 10' 8"

Double and single hanging bars with overhead shelf storage
Built-in chest of drawers with 8 drawers and upper level shelves
Wall-mounted pegboard panel and hooks for belts /scarves / accessories
Two shelf towers with adjustable shoe shelves

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Wall-mounted cabinet with fold-down ironing board
Ceiling-mounted light
Carpet

EXERCISE ROOM – 17' X 15'

Convenient to the Master Suite via the Turret Stair Hall (with 42" wide Brazilian* Hardwood treads), the Exercise Room can be open to all if desired, or kept private to the Master Suite

9' ceiling height

Recessed alcove for under-mounted stainless steel circular sink with gooseneck fixture set into console with cabinet storage below

Under-counter U-Line® beverage refrigerator
Upper level cabinets and space for flat screen TV

Mirrored accent wall

Ceiling fan with light

Recessed lighting

Multi-piece crown molding

Space for exercise and dance equipment

Window with plantation shutters

Specialty high performance low maintenance, easy to clean flooring coated with antibacterial, antimicrobial resin that inhibits microbial growth*

SECOND FLOOR

SECOND FLOOR HALLWAY

9' ceiling height

Wrought iron railing over scrolled ironwork balustrade overlook stairway, Living Room and Reception Foyer below
Coffered domed ceiling with gilded interior and hanging wrought iron coachman's lamp with electric candlestick lighting
Wide plank hand-scraped Brazilian* hardwood floor and extended height (9") baseboards with waterfall edging
Archways to Homework Den, Rear Stair Hall and Second Floor Laundry
Doors to Bedrooms

BEDROOM # 2 W/ BATH – 11' 6" X 15' 3"

Vestibule entry hallway

10' 6" ceiling height

Ceiling fan with light

Tall windows with plantation shutters

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

Walk-in closet (7' 7" x 7'):

Double and single hanging bars with overhead shelves

Built-in chest of drawers with 4 drawers and overhead shelves

Wall-mounted pegboard panel and hooks for belts /accessories

Ceiling-mounted light and carpet

Bath:

Rectangular white basin with custom fixtures set into slate-tiled console with drawers and cabinets below

Wall-mounted vanity mirror with mini mosaic tile frame
Mirror-mounted coachman's lamps with textured glass globes
Recessed lighting
16" x 16" slate tile floor

Shared Bathing Room w/Bedroom # 3

Separately enclosed bathing room shared by both bedrooms

Shower with 16" x 16" slate tile surround and built-in shampoo/soap shelf

Energy efficient, low-water-usage Toto® toilet

Built-in linen cabinet with laundry-drop compartment

16" x 16" slate tile floor

BEDROOM # 3 W/BATH – 15' 10" X 15' 10"

Vestibule entry hallway

12' ceiling height

Built-in elevated platform bed set 5' 1" off the floor with ladder and space for furniture underneath

Built-in and recessed homework desk with upper level adjustable shelves and drawer storage below

Custom Archistone® masonry wall finish on accent wall

Ceiling fan with light

Four Tall windows with plantation shutters and ceiling level accent windows

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

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Walk-in closet (6' 7" x 7' 9"):

Double and single hanging bars with overhead shelves
Built-in chest of drawers with 8 drawers and overhead shelves
Wall-mounted pegboard panel and hooks for belts /accessories
Ceiling-mounted light
Carpet

Bath:

Rectangular white basin with custom fixtures set into slate-tiled console with drawers and cabinets below
Wall-mounted vanity mirror with mini mosaic tile frame
Mirror-mounted coachman's lamps with textured glass globes
Recessed lighting
16" x 16" slate tile floor

Shared Bathing Room w/Bedroom # 2

BEDROOM # 4 W/PRIVATE BATH – 12' 5" X 17' 5"

Circular coffer to 10' ceiling height with recessed cove lighting and artisan applied hand-painted blue sky and clouds accents
Ceiling fan with light
7' 9" wide x 5' 7" tall seamless glass window with bi-fold plantation shutters overlooking Pool and Pool Deck below
Two built-in consoles with upper level adjustable shelves and drawer storage below; center area between them for queen-

sized bed with ceiling-mounted accent lighting
Built-in and recessed homework desk with upper level shelves and drawer storage below
Built-in with upper level space for TV behind retractable cabinet doors and drawer storage below
7' 9" wide x 5' 7" tall seamless glass window with bi-fold plantation shutters overlooking Pool and Pool Deck below
Decorative hanging light fixture with cascading prisms, drops and shade in front of window
Recessed lighting
Multi-piece crown molding
Carpet and extended-height (9") baseboards with waterfall edging
Cased opening to Sitting Room

Sitting Room (9' x 6' 9"):

Contemporary-styled hanging ribbon light
Glass French doors with plantation shutters open to Juliet balcony with exterior iron grillwork
Carpet

Private Bath:

Kohler® white basin with custom fixtures set into console with mini-glass tile backsplash and drawers and cabinets below
Wall-mounted vanity mirrors with integral vertical make-up lights
Vanity with knee space

Ceiling-mounted rail lighting with 5 adjustable and repositionable lamps
Wall-mounted accessory cabinet with mirrored face
Two-tiered linen cabinet
Separately enclosed water closet with energy efficient, low-water usage Toto® toilet; tub/shower archway with 6" x 6" glazed tile surround and mini-glass tile accents with "twisted rope" border tiles; recessed soap/shampoo niche and sliding glass doors
Decorative "sunburst" hanging light fixture
12" x 12" ceramic tile floor

Walk-in closet (7' 7" x 6'):

Double and single hanging bars with overhead shelves
Built-in chest of drawers with 4 drawers and overhead shelves
Wall-mounted pegboard panel and hooks for belts /accessories
Shelf tower with adjustable shelves
Two ceiling-mounted lights
Carpet

REAR STAIR HALL

Scrolled ironwork balustrade overlooks split staircase below
Decorative hanging light fixture with glass globe and electric candlestick lighting
Closet (3' x 2') with hanging bar and overhead shelf
Recessed lighting

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Multi-piece crown moldings
Wide plank hand-scraped Brazilian* hardwood floor and extended height (9") baseboards with waterfall edging
Door to attic staircase
Staircase to Bedroom # 5
Open to Homework Den
Door to Second Floor Laundry

SECOND FLOOR LAUNDRY – 9' 1" x 11' 8"

Space for full-sized washer and dryer
Gas and electric dryer connections*
Storage shelves above washer and dryer
Long (6' 7") clothes folding console with upper level cabinets above and below
Stainless steel soaking sink with upper and lower cabinets; top-of-cabinet display space; custom "laundry" hardware
Wall-mounted cabinet with fold-down ironing board
Bench seat with drawer storage below
Drip-dry hanging bar
Crown molding
Ceiling-mounted lighting
Recessed lighting
Window with plantation shutters
18" x 18" ceramic tile floor and extended-height (9") baseboards with waterfall edging

HOMEWORK DEN – 15' 6" x 6'

Half-wall is open to Rear Stair Hall
Custom built-in cabinetry with workspace, desks and space for 3 seats; upper level

cabinet with top-of-cabinet display space; drawers and cabinet storage below
Skylight
Recessed art niche and window with plantation shutters
Multi-piece crown molding
Recessed lighting
Specialty high performance low maintenance, easy to clean flooring coated with antibacterial, antimicrobial resin that inhibits microbial growth* floor and extended-height (9") baseboards with waterfall edging

BEDROOM # 5 GUEST ROOM W/PRIVATE

BATH – 15' x 13'

The Guest Bedroom is set apart from the rest of home in its own wing
Accessed via a private staircase that splits from the Rear Staircase at mid-landing
9' ceiling height
Three walls with tall windows and plantation shutters
Recessed alcove (4' x 2') with space for armoire or furniture
Ceiling fan
Recessed lighting
Multi-piece crown molding
Wide plank hand-scraped Brazilian* hardwood floor and extended height (9") baseboards with waterfall edging
Archway to Walk-in Closet and Private Bath

Walk-in closet (5' 2" x 7')

Pocket door

Single hanging bar with overhead shelf
Built-in chest of drawers with 4 drawers and overhead shelves
Shelf tower with 5 shelves
Recessed lights
Hardwood Floor

Private Bath:

White basin with custom fixtures and white tap caps set into console with mini-marble tile backsplash and drawers and cabinets below
Wall-mounted vanity mirror with mirror-mounted sconce lights with electric candlestick lighting and shades
Separately enclosed water closet with energy efficient, low-water usage Toto® toilet; tub/shower archway with 12" x 12" marble tile surround and mini-marble tile accents; corner shelf
12" x 12" marble tile floor with diagonally set 4" x 4" mini-marble mosaic accent tiles

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TWO OVERSIZED GARAGES AND WORKSHOPS

GARAGE # 1 – 33' 7" x 23' 1"

Accessed via the Front Hall

One double-sized 18' wide garage door with Liftmaster® ¾ HP automatic opener & light; one single-sized 9' wide garage door with Liftmaster® ½ HP automatic opener & light; exterior digital keypad

Large recessed work shop or hobby area with corner built-in counters with upper and lower cabinets and shelf storage; wall-mounted pegboard panels and top-of-cabinet storage space

Vacuflo® controls for whole-house vacuum system

Rainbird® controls for automatic sprinkler system

Wall-mounted wire shelving storage system in multiple locations; adjustable and reconfigurable by variety of hooks, baskets, shelves or cubbies you provide

Wall-mounted tool and ladder hooks

Wall-mounted bicycle / stroller storage hooks

Space for freezer or refrigerator

Ceiling fan

Arched windows with plantation shutters in several locations

Ceiling-mounted lighting

Sealed and epoxied floor

Door to wooden stairway to attic

Door to Front Hall

Extended driveway apron with space for multi-vehicle parking and turn-arounds

GARAGE #2 – 24' 4" x 23'

Accessed via the Rear Stair Hall

One double-sized 18' wide garage door with Liftmaster® ¾ HP automatic opener & light; exterior digital keypad

Work shop or hobby area with built-in counter with upper and lower cabinet storage; wall-mounted pegboard panels and top-of-cabinet storage space

Culligan® controls for whole-house water conditioning system

Wall-mounted wire shelving storage system in multiple locations; adjustable and reconfigurable by variety of hooks, baskets, shelves or cubbies you provide

Wall-mounted tool hooks

Space for freezer or refrigerator

Arched windows with plantation shutters in several locations

Ceiling-mounted lighting

Sealed and epoxied floor

Door to Rear Stair Hall

Extended driveway apron with space for multi-vehicle parking and turn-arounds

OUTDOOR LIVING SPACE

Outdoor Living Room w/Summer Kitchen – 29' 9" x 22'

Stained-wood peaked wood-planked octagonal timbered ceiling; 16' ceiling height
Space for outdoor furniture

Recessed lighting

Recessed ceiling-mounted speakers

Two ceiling fans with decorative rattan blades

Exterior electrical outlets

Oversized walk-in storage closet with double door entry and 4 built-in shelves

16" x 16" slate tile flooring

Archways to Pool and Pool Terrace with fragrant jasmine trained to trellis around the arch

Open to Pool Bath and Summer Kitchen

Pool Bath w/Steam Shower

White basin with custom fixtures set into slate-topped console with drawer storage below

Decorative framed vanity mirror

Wall-mounted sconces with electric candlestick lighting and shades

Shelf tower with 5 shelves

Recessed and built-in bench seat

Privacy alcove for energy efficient, low-water-usage Toto® toilet; wall-mounted cabinet over toilet

Mr. Steam® steam shower: 16" x 16" slate tile surround with mini mosaic tile border; wall-mounted shower head and glass door with overhead pivot-glass transom

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16" x 16" slate tile floor

Summer Kitchen

Built-in cabinet with upper level space for flat screen TV and drawer storage below
Under-mounted stainless steel sink set into slab granite counter with bullnose edging and cabinet storage below;
Under-counter stainless steel beverage refrigerator
Under-counter Manitowoc® QM45 ice machine
Viking® Pro stainless steel gas grill / smoker / rotisserie with electric ignition and two exterior gas burners with stainless steel cover; 6" x 6" diagonally set slate tile backsplash behind grill
Overhead Independent® stainless steel chimney-mounted vent / light
Long granite topped peninsula with pass-through serving counter and space for bar seating
Pass-through serving counter with motorized Rollac® rolling tambour door
Recessed lighting
Recessed ceiling-mounted speakers
16" x 16" slate tile flooring

Pool and Spa

Variable depth lighted saltwater pool with PebbleTec® surfacing; wide steps and built-in bench seating
Intellitouch® pool features remote-controlled via smartphone and mobile devices

Installed diving board
Shallow wading area / tanning shelf with 3 bubbler fountains
Two pedestals with pottery basins, river rock accents and spillway fountains into pool
Two pedestals with lava-rock torchieres and spillway fountains into pool
Space for outdoor furniture, planting urns, fountains and statuary around pool
Elevated spa with PebbleTec® surfacing, wide steps, built-in bench seat and spillway fountains into pool
Large semi-circular planting area behind Spa with established plants, mature palm trees, seasonal flowers copper accent lights, landscape lighting and automatic sprinkler system
Barefoot-friendly limestone deck bordered by established planting beds with automatic sprinkling system
Eco-friendly fireglass fire pit installed on pool deck with plumbed natural gas line*

Entertainment Pavilion w/Fireplace – 39' 9" x 20' 8"

Accessed via a curvilinear limestone walkway from the pool deck
Free-standing roofed pavilion with columns
Precision-cut quarried-stone wood-burning fireplace with wood-beamed mantel and elevated hearth / bench seat
Ceiling fan
Recessed lighting
Recessed ceiling speakers

Wall-mounted coachman's lamps on columns
Granite-topped island (10' x 4') with storage cabinets below
Recessed space for flat screen TV behind weather-resistant doors
Ceiling-mount for projector
Open air terrace behind fireplace with space for furniture

Golf Cart Garage

Single-sized 9' wide garage door with Liftmaster® ½ HP automatic opener & light; exterior digital keypad; sloped ramp
Walk-up access to back of TV enclosure / equipment
Wall-mounted wire shelving storage system in multiple locations; adjustable and reconfigurable by variety of hooks, baskets, shelves or cubbies you provide
Space for refrigerator / freezer

Lighted Sports Court & Putting Green

Outdoor junior-sized basketball court with painted court markings
Installed adjustable-height basketball goal
Two stadium lights
5-cup undulating putting green with chipping fringe

Rear Yard

Park-like rear yard with mature trees, mature oak trees with branching canopies and planting beds at their base
Shade trees overhang swing set; space for child's fort, trampoline or play equipment

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Rear yard enclosed with tall privacy fence with double-wide driveway and exit gate at rear of property
Landscape lighting, walkway lights, accent lights and uplights on trees
Professionally graded and sloped for optimum runoff and to control erosion; river rock lined culverts with piped drain system

ENERGY EFFICIENCY

6 Lennox® HVAC zones: 33 ton energy-efficient high capacity units with high efficiency media air filters
Whole-house dehumidifier
Energy efficient, low-water-usage Toto® toilets
Argon gas-filled windows throughout residence for superior energy efficiency and sound dampening*
Techshield® radiant barrier in roof deck
Plantation shutters throughout the home
Programmable thermostat with easy-to-read LED display panel
Low wattage high efficiency LED lighting in most of home*
Increased volume of insulation between walls and floors results in enhanced energy efficiency as well as superior sound / noise suppression*

FEATURES & FINISHES

Exceptional “flow” for entertaining to both indoor and outdoor spaces

Extensively landscaped with planting beds and over 100 established trees: 50 Live Oaks; 5 Pecans; 20 Pines; 18 Italian Cypress; 4 Arizona Ash; 5 Water Oaks; 8 Crepe Myrtles and 5 Palm trees
Staircases with wide Brazilian* hardwood treads in front and rear of residence
Two full-sized laundry rooms on each floor with gas and electric dryer connections*
All four hot water heaters replaced since 2012* (See Property Updates)
Tall ceilings throughout the home
Abundant natural light
Plentiful storage space with many walk-in closets and customized organizational components throughout the home
Several standing-height, floored attic storage areas*
Audio system with central directory control of indoor / outdoor speakers*
Security system
Central vacuum system
Pre-wired for cable and multiple phone lines*
WiFi*

ENTERTAINING & CATERING

Circular driveway convenient for setting up valet parking service
Seller indicates home and grounds will easily accommodate 250 or more guests*
Parking onsite has accommodated 150 valet-parked vehicles*

Network of exterior electrics accommodates outdoor catering stations and set-ups*
Increased amperage in garages and Entertainment Pavilion to accommodate extra electric loads for catering needs*
Separate rear access gate and driveway provides easy drive-up access for catering trucks and staff staging and unloading away from guest entry

PROPERTY UPDATES

2017

- NEW – two grinder pumps
- Comprehensive exterior landscaping, adding plants, river-rock accents and network of drains
- Newly resurfaced and repainted basketball court

2016

- Culligan® whole-house water softener system upgraded and replaced

2015

- NEW – 40 gallon gas hot water heater w/automatic overflow shut-off valve
- NEW – 50 gallon gas hot water heater w/automatic overflow shut-off valve

2012

- NEW – Two 40 gallon gas hot water heaters w/automatic overflow shut-off valves

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PROPERTY HISTORY

Residence designed by Robert Dame, well known and highly acclaimed Houston architect

Home constructed by Samsom Custom Homes, well respected custom home builder; residence permitted in February 2003; occupancy August 2004

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* = Per Seller

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