

Unique Features & Benefits

LOCATION – *fast easy access to all parts of the city*

- In the **Museum District**
- **15 minute drive** at rush hour to Downtown and Medical Center
- Walking distance to the MFA Houston, Contemporary Arts Museum, Menil Museum, Herman Park, METRO Lite Rail and Rice University
- Friendly, upscale neighborhood

HOUSE – *designed to suit a couple or a family*

- **Improvements**
3,992 Square Feet (per HCAD)
- **Level 1**
Entry, Living, Dining, Kitchen, Guest Bath, Utility & Storage,
Oversized attached 2 car garage with 18' wide garage door
- **Level 2**
3 Bedrooms (one bedroom in use as an office),
1 shared bath
1 en-suite bath
1 Master Suite with master bedroom, bath and walk-in closet,
1 TV / lounge – open to hallways
1 full laundry room with cabinets and sink

LOT – *uniquely proportioned and planned to feel larger than it is*

6,660 square feet per survey - 72 feet wide x 92.5 feet deep
Front door faces north
Minimum 5' setback at sides and rear

LANDSCAPING – *established, beautiful year round, only requires quarterly maintenance*

- **Front Yard:**
5 - 100 gallon size Alley Elm trees
Stucco clad steel reinforced Gunite retaining wall capped with white quartzite natural stone slabs.
Large format Italian porcelain tile at stairs and entry complimented with white quartzite natural stone slabs.
Full sprinkler system by zone
LED ground lights
Low maintenance ground cover and perennial flower beds
- **Courtyard:**
8' x 40' gunite lap pool - heated and chilled, walk-in and out steps
Large format Italian porcelain tile deck and pool waterline tile complimented with white quartzite natural stone slabs
16 x 10 permanent retractable exterior aluminum and fabric awning
8 foot tall custom stained 1" thick cedar plank wood fence with galvanized steel posts
8 foot tall powder coated black metal woven wire screen for star jasmine vines
10' tall stucco clad CMU walls over a poured in place concrete beam with 14' deep bell pier foundation
Ample night time lighting with LED ground lights on architectural lighting
Two pairs of the best quality Polk Audio outdoor speakers and one subwoofer
Low maintenance ground cover and perennial flower beds
Full sprinkler system by zone
Low maintenance ground cover and perennial flower beds
- **Side and back yard:**
Black Star gravel over perforated membrane
Full underground drainage systems removes excess ran water to the street

INDOOR / OUTDOOR LIVING – leverages the outdoor space to compliment and supplement the interior spaces

24 linear feet of 9 feet tall “Fleetwood” sliding window walls in Living
16 linear feet of 9 feet tall “Fleetwood” sliding window walls in Kitchen
Combination of Fleetwood and Ram Aluminum windows throughout

STRUCTURAL – solid, durable, lasting – upgraded well above most homes

- **Foundation:**
Poured in place steel reinforced concrete slab and beam on 12 foot deep concrete bell piers
- **Framing:**
2 x 8 exterior structural studs
2 x 6 interior structural studs
Level 2 has 1.125" thick sub floor plus 3/4" thick plywood underlayment below finish materials

EXTERIOR – durable, low maintenance, fresh and clean looking

- Vertical Surfaces: Stucco Exterior
- Roof: White metal standing seam roof

SECURITY – extra measures to enhance protection

Entire perimeter of property is fenced with 2 lockable security gates for access
Security system on doors and motion sensors at level 1

UTILITIES – efficient, reliable, above average infrastructure

- **HVAC:**
2 AC high efficiency Crain Units
Inside air handling units with gas heaters and 4 inch air filter returns.
3 zones on Level 2
1" wide commercial quality air supply slots
- **Natural gas service:**
20 KW natural gas generator – powers the entire home in the event of a power outage
3 natural gas tankless water heaters
Natural gas dryer service
Natural gas cooktop

ENERGY EFFICIENCY FEATURES – cost savings, comfort and environmentally responsible

- **Planning and design features**
House design is oriented with largest windows facing north, secondary windows face east, - no windows face south and only small windows face west.
- **Physical Features**
All windows are dual-pane high performance insulated glass
Open cell urethane insulation sprayed in between roof rafters and all exterior walls
All interior and exterior lights are low wattage LED's
Natural gas tankless water heaters
High efficiency HVAC units
Thick 2x8 exterior walls
White reflective metal roof
Lutron lighting controls

INTERIOR FINISHES – high quality, elegantly simple, bright, fresh and clean

- **Flooring:**
 - Level 1
Commercial grade woven broadloom carpet in living and dining room
Premium quality Italian porcelain tile in entry, kitchen, bath and storage
White glass stairs
 - Level 2
¾" thick solid 8" wide Oak wood flooring (up to 10' long lengths)
Wool carpet in areas without wood flooring
Premium quality Italian porcelain tile in baths and laundry
¾" thick polished white glass insets and doorway thresholds
- **Walls:**
 - 5/8" thick gypsum board with "Level 5" full floated finish throughout (highest grade finish achievable)
Primed and finish painted with a minimum of two finish coats of "Zero VOC" paint
Persian Limestone accent feature walls in kitchen, living, dining and master bath
- **Ceilings:**
 - 5/8" thick gypsum board with "Level 5" full floated finish throughout (highest grade finish achievable)
Primed and finish painted with a minimum of two finish coats of "Zero VOC" paint
- **Doors**
 - Custom stile and rail solid poplar painted doors and frames with clear glass inserts
2 layers of decorative film on all glass doors
Corbin Russwin Commercial grade polished chrome door levers, square escutcheons and hardware
Premium quality "Square Barrel" polished chrome hinges on all doors
- **Window Coverings**
 - Electrically controlled Lutron rolling window shades, translucent white or black-out shades depending on location and orientation

CABINETRY – high quality, best fit and finish, low maintenance and flexible with many features

Poggenpohl Kitchen cabinets with ¾" thick white glass counter tops
All closets and garage storage executed using Elfa storage systems
Laundry room cabinets by Ikea

LIGHTING – professionally planned, high quality fixtures, best controls to always set the perfect mood

Commercial quality recessed LED light fixtures with 4" diameter, with deep – non-glare line of sight reflectors
Italian pendant fixtures in dining and kitchen
Lutron Home Works full house dimming system in major spaces
Lutron dimming switches in secondary spaces

APPLIANCES – highest quality, best features, understated appearance

- **Kitchen – Premium built-in Miele Appliances**
 - 24" wide by full height Wine Refrigerator
 - 36" wide by full height refrigerator
 - 36" wide by full height freezer,
 - 36" wide 6 Burner gas cooktop,
 - 2 full size matching dishwashers
 - 24" wide electric oven,
 - 24" wide speed oven
 - 24" wide warming drawer
- **Laundry**
 - LG full size stacked washer and natural gas dryer – both with steam feature
 - U-Line 18" wide Stainless steel front under counter Refrigerator

PLUMBING FIXTURES AND FITTINGS – highest quality materials, near jewelry quality fit and finish; complements the architecture and is pleasing to the touch

- **Kitchen: - Premium Dornbracht fittings and fixtures**
 - Polished chrome fixtures
 - Pot Filler at cooktop
 - Faucet with single lever activator
 - Separate spray
 - In-counter soap dispenser
 - Insta-hot dispenser at sink
 - Kohler 36" single stainless steel compartment sink with drying shelf, integrated cutting board and sink rack
 - Best quality "In-sink-orator" disposal
- **Bathrooms**
 - Level 1 Guest Bathroom:
 - Dornbracht Plumbing polished chrome fixtures
 - Italian cast resin sink with integrated countertop
 - Shower with individual controls for shower head and hand held wand
 - Robern Premium tall medicine cabinet
 - Premium Kohler single piece Toilet
 - Kohler waterless wall mounted urinal
- **Level 2 Guest Bathroom:**
 - Dornbracht Plumbing polished chrome fixtures
 - Italian cast resin sink with integrated countertop
 - Shower with individual controls for shower head and hand held wand
 - Robern Premium tall medicine cabinet
 - Premium Kohler single piece Toilet
- **Level 2 En-suite Bathroom:**
 - Italian imported free standing 4 feet round resin soaking tub
 - Dornbracht Plumbing polished chrome fixtures
 - Italian cast resin sink with integrated countertop
 - Shower with individual controls for shower head and hand held wand
 - Robern Premium tall medicine cabinet
 - Premium Kohler single piece Toilet
- **Master Bathroom:**
 - Dornbracht Plumbing polished chrome fixtures
 - "Blu Water Works" imported free standing cast resin soaking tub for two
 - Australian Caesar Stone double sink with hidden drain and integrated countertop
 - Shower with individual controls for shower head and hand held wands
 - Two Robern Premium tall medicine cabinet
 - Premium Kohler single piece Toilet
 - Kohler waterless wall mounted urinal

Audio / Video – flexible, complete, premium sound quality

- All rooms wired for phone and cable TV
- Best quality Polk Audio in-ceiling speakers in living room, dining room, kitchen, TV / lounge and master bedroom
- Polk Audio in-wall subwoofer in Living room and master bedroom
- All speaker cables terminate at switching cabinet in the Level 1 closet