



354 Piney Point Rd Features List

6 Beds | 7 Baths | 3 Half Baths | 10,214 SF

EXTERIOR

- Located on private road
- Freshly painted stucco exterior of entire house
- Hill country stone
- Metal roof
- Fresh landscaping in front
- Circular driveway w/ front parking spaces and porte-cochère
- Wide front porch w/ pine wood ceiling
- Oversized 4-car garage & side driveway

FIRST FLOOR

- Downstairs guest suite
- Wet Bar w/ display shelves & storage
- Cedar Wine Room: Holds 1,000+ bottles & has its own AC
- Formal Dining Room w/ wood beam coffered ceilings
- Formal Living Room w/ marble gas log fireplace & wood beam vaulted ceilings
- Utility room w/ Samsung Washer & Dryer & mud room
- 2 Family Rooms w/ French doors for backyard access
- 2 Powder Rooms

MAIN KITCHEN

- Custom cabinetry throughout
- Granite countertops
- Oversized island w/ seating
- Breakfast nook overlooking backyard
- Prep Sink
- Walk-in pantry
- Thermador Double Wall Ovens
- Dual Bosch Dishwashers
- 6-Burner Thermador stainless steel gas cooktop
- Custom vent hood

BUTLER'S PANTRY / WET BAR

- Copper sink
- Custom backlit shelving
- Under cabinet lighting
- KitchenAid Ice Maker
- Access to formal dining room & kitchen

WINE CELLAR

- Wine Room AC - Breezeair Cooler
- Stone flooring
- Cedar walls and custom shelves holding 1,000+ bottles
- Built-in fire suppression
- Child lock

CATERING KITCHEN

- LG three door refrigerator/freezer
- Thermador 5-burner gas cooktop w/ pot filler
- Profile brand double ovens
- Frigidaire stainless steel microwave
- U-Line mini fridge
- 3 Sinks (1 main, 2 prep)
- Access to wine cellar & family room

PRIMARY SUITE

- First floor primary suite
- Study and sitting area w/ stone fireplace & wood beam vaulted ceilings
- Door to private patio and zen garden w/ two water features
- Separate dual marble bathrooms (full bath & half bath)
- Custom vanity area cabinetry and lighting
- Jetted soaking tub and separate tile walk-in dual shower w/ bench
- Toto toilets in water closets
- 3 custom oversized walk-in closets w/ built-ins, drawers, shelves & pull-downs
- Hidden American Secuirty jewelry safe & gun safe bolted in
- Two entry points to primary suite

SECOND FLOOR

- Brand new carpet upstairs
- Iron & wood staircase
- Study/Library overlooking family room w/ built-in bookcases
- Additional built-in desk area
- Game room
- 3 spacious bedrooms w/ en-suite baths & large closets
- Storage closet or craft room flex space
- Bonus room over garage w/ wet bar and full bathroom: Game room, gym, or 6th bedroom accessible via separate staircase

BACKYARD

- Pool and Spa
- Fully turfed around pool and all of yard
- Covered patio w/ fireplace
- Summer kitchen w/ built-in grill
- Outdoor shower
- Full pool bath w/ changing area

ADDITIONAL DETAILS

- Wide plank hardwood flooring throughout
- Power lines buried under house
- Whole-house dehumidifier
- Tankless water heater



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