

6035 Floyd – Amenities List & Printable Floor Plan

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FIRST FLOOR

FOYER & FRONT HALLWAY - 24' x 6' 8"

Arched, stained wood door with glass inserts, and decorative ironwork
Groin vaulted ceilings
Curved staircase with hardwood treads and decorative wrought iron balustrade
Recessed lighting
Coved crown molding
Diagonally set 18" x 18" travertine marble floor with travertine tile border
Arched opening to Dining Room
Arched opening to Living Room

LIVING ROOM – 17' 1" x 16'

Gas log fireplace with carved travertine mantel, hearth & surround
Fixed windows with arched transoms
Recessed lighting
TV connections over mantel
Coved crown molding
Coffered Ceiling
Ceiling fan
Diagonally set 18" x 18" travertine marble floor with travertine tile border
Arched opening to Dining Room

DINING ROOM - 17' 1" x 12' 10"

Decorative chandelier
Fixed windows
Coved crown molding
Diagonally set 18" x 18" travertine marble floor with travertine tile border
Swinging door to Butler's Pantry & Kitchen

BUTLER'S PANTRY

Alder wood cabinets with beveled glass fronts, adjustable shelves, and under-cabinet lighting
Slab granite counters with drawers and cabinets below
Walk-in pantry with wrap around shelving
Coved crown molding
Recessed lighting

KITCHEN – 11' 1" x 18' 8"

Under-mounted stainless Kohler double sink with single lever bronze fixture set in slab granite counter with diagonally set tumbled travertine tile backsplash
Island with slab granite top, breakfast bar, drawers and cabinets below
Kitchen Aid Stainless 6-burner gas cooktop with electric griddle
Stone tile mosaic wall design over cooktop
Broan Elite stainless vent hood set in custom stained wood enclosure
KitchenAid stainless self-cleaning double ovens with convection capability
KitchenAid stainless microwave
KitchenAid stainless dishwasher
KitchenAid 48" stainless side-by-side refrigerator/ freezer with icemaker
Alder Wood cabinets with adjustable shelves, under-cabinet lighting, and over-cabinet display space
Coved crown molding
Recessed lighting
Diagonally set 18" x 18"

travertine marble floor with travertine tile border
Open to Breakfast Room

BREAKFAST ROOM - 12' 8" x 11' 2"

Windows overlooking professionally landscaped yard
Decorative hanging fixture
Coved crown molding
Diagonally set 18" x 18" travertine marble floor with travertine tile border
Arched Opening to Family Room

FAMILY ROOM – 17' 10" x 20' 10"

Heatilator fireplace with carved travertine mantel, surround and hearth
Built-in Alder Wood adjustable bookshelves with cabinets below
Stained mahogany double doors, with full panel glass inserts, leading to covered patio
Two floor plugs
Ceiling fan
Recessed lighting
TV connections over mantel
Coved crown molding
Wiring in ceiling for speakers
Diagonally set 18" x 18" travertine marble floor with travertine tile border
Open to Rear Hallway with Exit door to Garage, Elevator (goes to all three floors) and Powder Room

POWDER ROOM

Under-mounted Kohler sink with bronze spread fixtures set in slab marble counter with ogee edging, and cabinet storage below

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Vanity mirror with stone mirror frame
Recessed lighting
Coved crown molding
12" x 12" travertine tile floor with contrasting marble inserts

SECOND FLOOR

SECOND FLOOR LANDING

Landing, with curvilinear scrolled ironwork railing, overlooking staircase
Staircase with hardwood treads and wrought iron handrail, to third floor
Hall closet with under-stair storage
Decorative hanging fixture and sconces
Recessed lighting
Crown molding
Hardwood floor
Arched openings

STUDY – 9' 9" x 12' 7"

Built-in stained Alder Wood desk with cabinets above, and below
Stained double doors with beveled glass panels
Casement windows with arched glass transom
Ceiling fan
Recessed lighting
Hardwood floor

MASTER SUITE

MASTER BEDROOM - 19' 7" x 19' 3"

Coffered ceiling
Casement Windows and Fixed Windows
Separate zone of HVAC

Wiring in ceiling for speakers
Coved crown molding
Ceiling fan
Recessed lighting
Carpet

MASTER BATH

Groin vaulted ceiling with decorative light fixture
Double under-mounted Kohler sinks with bronze spread fixtures set in slab marble counters with ogee edging
Beveled Vanity mirrors
Vanity with knee space
Bain Ultra whirlpool tub with bronze fixture set in Spanish Gold slab marble tile deck with carved ogee edge and contrasting Calcutta Classic marble tile base
Oversized shower with 12" x 12" Calcutta Classic marble tile surround, contrasting Spanish Gold marble bench seat, and rimless glass enclosure
Separately enclosed water closet
Recessed lighting
12" x 12" Calcutta Classic marble tile floor
Large walk-in closet with built-in shelves, double and single hanging bars, chest of drawers, and Spanish Gold marble-topped packing island with cabinet storage below

BEDROOM # 2 – 13' x 15' 2

Wall of fixed windows
Coved crown molding
Ceiling fan
Recessed lighting
Carpet
Walk-in closet with double and single hanging bars and built-

in shelves
En suite bath with under-mounted Kohler sink with bronze spread fixtures set in slab stone counter; marble shower with bronze fixtures, decorative marble inserts, and frameless glass door; marble tile floor with contrasting inserts; and recessed lighting
Built-in adjustable shelves with cabinet storage below
Private balcony with glass panel door, hanging light fixture, wrought iron balustrade and diagonally set slate tile floor

BEDROOM # 3 - 12- x 14' 7"

Vestibule entry
Casement windows
Coved crown molding
Ceiling fan
Recessed lighting
Carpet
En suite bath with under-mounted Kohler sink with bronze spread fixtures set in slab stone counter; marble shower with bronze fixtures, decorative marble inserts, and frameless glass door; marble tile floor with contrasting inserts; and recessed lighting
Walk-in closet with double and single hanging bars and built-in shelves

UTILITY ROOM – 8' 7" x 5' 11"

Stainless soaking sink set in slab granite counter with cabinets above and below
Space for full sized washer & dryer
Gas & electric dryer connections

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12" x 12" stone tile floor with drain

GAME ROOM W/WET BAR & FULL BATH - 14' 10" x 25' 3"

Wrought iron balustrade overlooks stairs below
Casement windows
Wall of fixed windows
Coffered ceiling
Two ceiling fans
Elevator (goes to all three floors)
Attic access doors
Hardwood floor
Wet Bar with under-mounted Kohler stainless sink with decorative fixture set in slab granite counter; built-in stainless steel refrigerator; built-in adjustable shelves with upper and lower cabinet storage and recessed lighting
En suite bath with under-mounted Kohler sink with bronze fixture set in slab stone counter, Kohler tub/shower with bronze fixtures set in arched marble enclosure with decorative inserts; marble tile floor with contrasting inserts; recessed lighting and walk-in closet with hanging bar storage, access door to attic and jamb light

COVERED PATIO

Stucco columns support covered porch with stained wood beadboard ceiling
Plumbed for gas, hot & cold water and drain
Two ceiling fans
Recessed lighting
Slate floor set on diagonal with slate tile border

OTHER FEATURES

Zoned (4) air conditioning and Heating
8" multi-piece baseboards throughout
Elevator to all three floors
Tile Roof
2-car garage with automatic opener with exterior operation pad, exit door to side yard, space for work bench and Rainbird automatic sprinkler system control unit
Pathways along the sides of the house are pea gravel and have lockable iron gates
Stained and patterned concrete driveway apron
Stained and patterned concrete front walk leads to covered porch with exterior gas lanterns and slate tile porch
Professional landscaping with lawns, trellised vines, trees, shrubs and seasonal flowers
Automatic sprinkler system

PROPERTY PROFILE

- **4,432 sq ft home (per architect)**
- **Built in 2007 by Carlton Construction**
- **6,050 sq ft lot (per HCAD)**

This floor plan does not calculate, nor purport to represent in any way the total square footage of the property depicted. This is a concept drawing and is not to be confused with, or used as, any sort of property appraisal. 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.

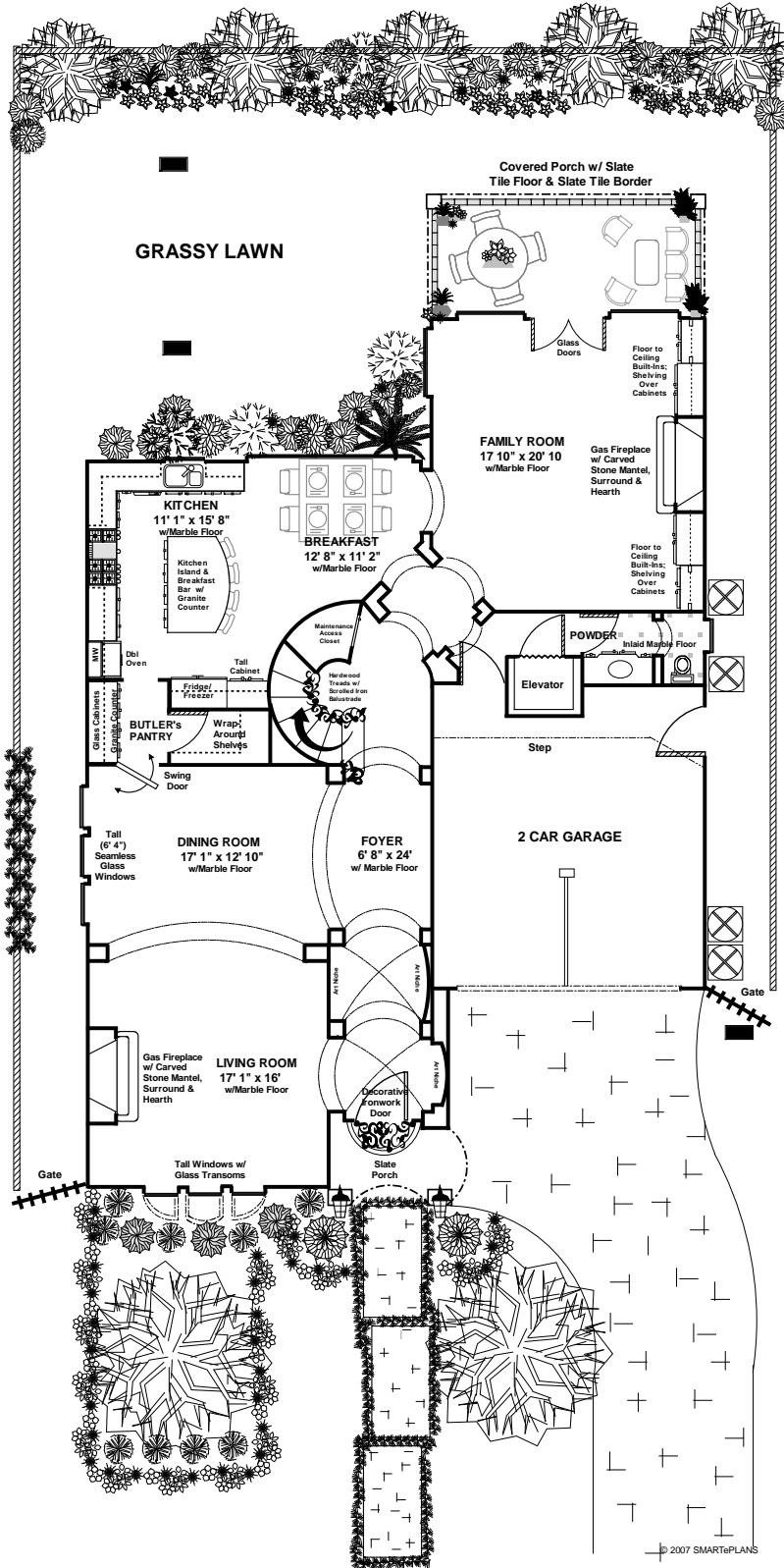
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FIRST FLOOR



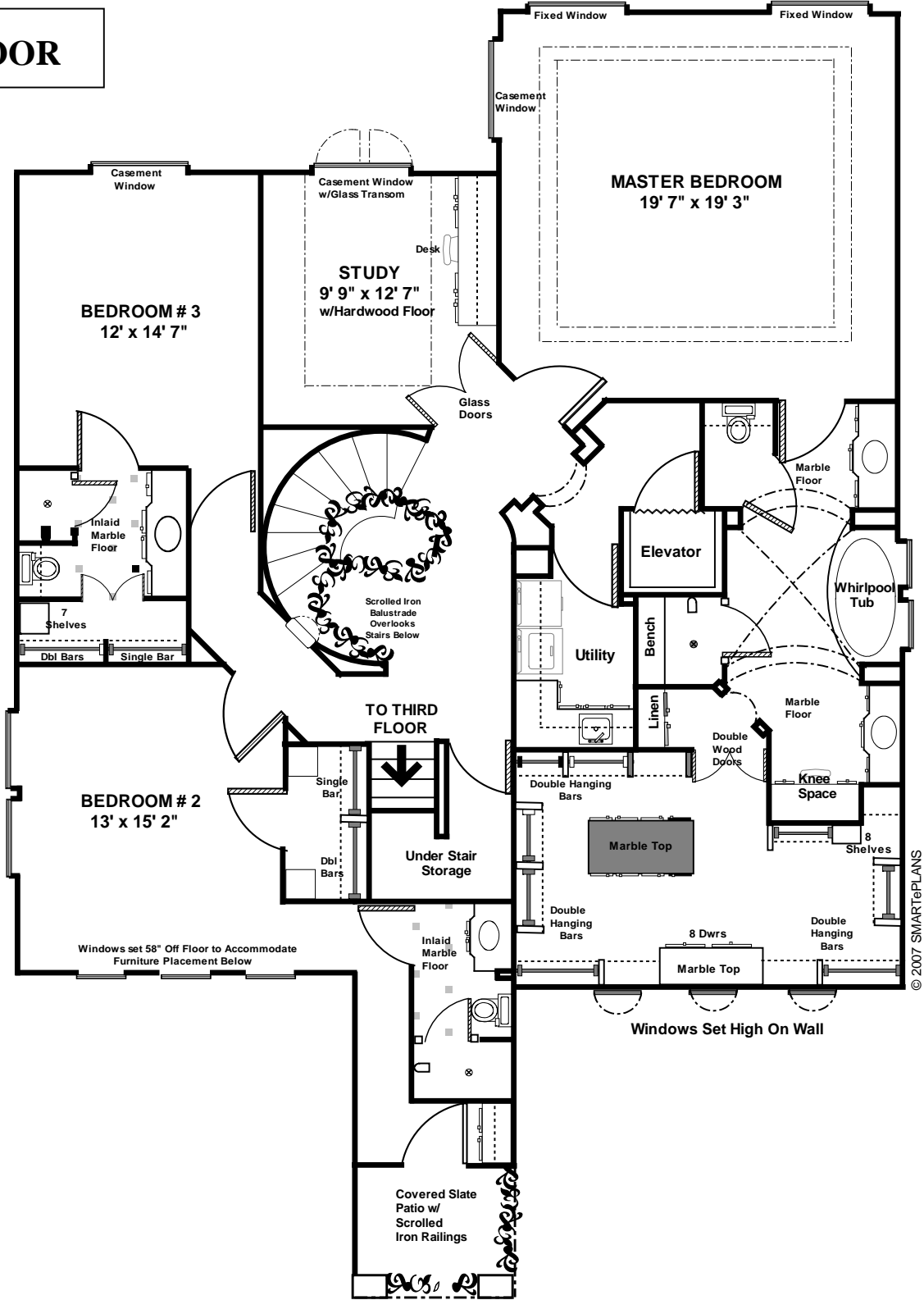
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2nd FLOOR



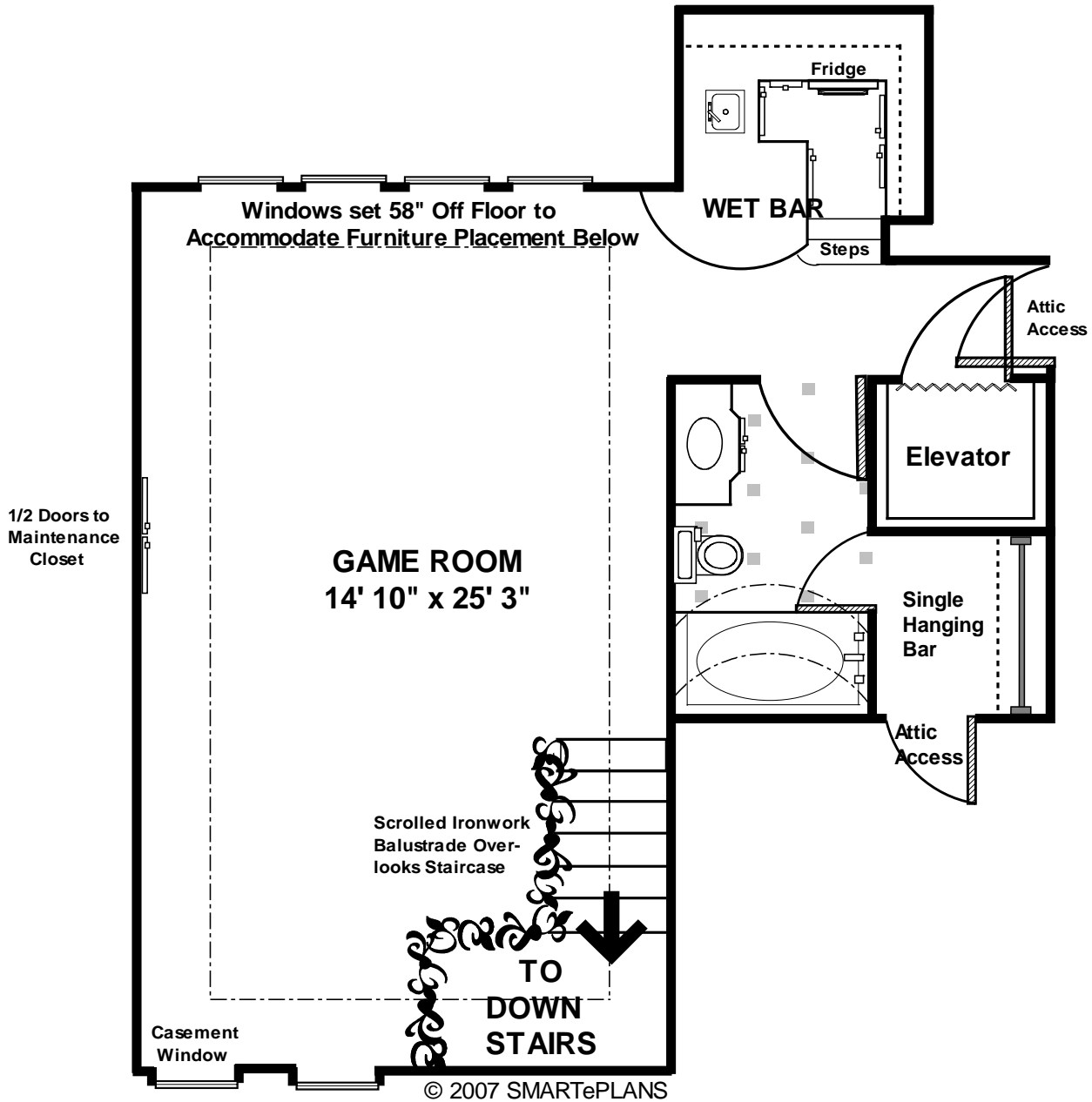
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3rd FLOOR



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