

# Piney Point Property – Amenities List

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## FIRST FLOOR

### FOYER/ENTRY

11' arched double glass doors with scrolled ironwork and architectural pediment, open to two story Foyer (32') with domed ceiling 2<sup>nd</sup> tier arched window over door with decorative scrolled ironwork, pediment, and fluted columns on either side

Domed ceiling has gilt edged carved relief moldings and hand-painted Renaissance style mythological figures

Two graceful suspended staircases curve up to the 2<sup>nd</sup> level with hand-crafted wrought iron balustrade dating back to the 1800's, and iron banister

Elaborate multi-piece gilded and carved plaster crown molding

Polished granite floor with black marble inlaid border in geometric design

### LIVING ROOM

Ceiling height of 19' 2"

Bowed alcove of cast stone columns with carved stone Corinthian capitals and tall (15'+) arched windows

Cast stone fireplace with gas logs, scrolled ironwork fireplace screen with padded leather top, marble hearth, and carved stone mantel and stone carved heraldic over-mantel

Polished granite floor with black marble inlaid border in geometric design

Elaborate multi-piece gilded and carved

crown molding

Ceiling mounted speakers

Recessed lighting

Floor plugs

Cased opening with fluted columns and architectural pediment leading to Dining Room and East Wing

Cased opening with fluted columns and architectural pediment leading to Paneled Wine Room & Bar in West Wing

===== EAST WING =====

### GALLERY HALLWAY

Hallway entry has overhead groin vault with hand painted gold leaf ceiling

Inlaid granite floor with marble accents

Coat closet, with neo-classic embossed and gilded panels dating to the 1800's, has hanging bar and overhead shelf storage

Antique Parisian carved wood panel with "Fruite and Flowers" motif cleverly swings out from wall to completely conceal Kitchen area from the Formal Dining Area

### BUTLER'S PANTRY

Maple cabinetry built-ins with hand rubbed lacquer finish, lighted glass faced cabinets above with adjustable shelves and under-cabinet lighting  
Triple-edged slab granite counter with lockable drawers and cabinets below,

some lined with anti-tarnish silver-cloth

Recessed lighting

Brass and cut glass prism ceiling mounted light fixture

Granite tile floor

### POWDER

Imported antique peg door

Under-mounted gold-rimmed sink with cherub spigot and cut glass fixtures set into marble vanity top

Brass and cut glass ceiling mounted light fixture

Ceiling mounted speakers

Arched hardwood door with brass hardware

Neo-classic embossed and gilded wall panels date back to the 1800's

Inlaid granite and marble flooring with mosaic of semi-precious stones, and malachite accent medallions

### DINING ROOM

Door way has fluted column entry with embossed architectural pediment

Mirrored walls with fluted columns

Elaborate multi-piece gilded and carved crown molding, with dramatic dropped ceiling with gilt carved edges

Granite topped buffet server in recessed arched alcove with lighted mirror backing and under-cabinet slide-out storage shelves

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Two floor-to-ceiling Parisian antique lighted glass display cases with upper level oval glass display frame, interior glass shelves, and beveled glass doors with brass hardware  
Tall (9'+) arched, stained glass window from Argentina  
French antique scrolled brass and mirrored fixed doors  
Ceiling mounted speakers  
Polished granite floor with inlaid marble accents and border  
Adjacent to Powder Room and Butler's Pantry

## **KITCHEN**

Custom maple cabinets with hand-rubbed lacquer finish have adjustable shelves and under-cabinet lighting  
Some upper level cabinets have beveled glass doors  
Triple-edged slab granite counters with mosaic tile backsplash and glazed tile accent medallions  
Kallista under-mounted vegetable sink with disposal, and single lever fixture with retractable sprayer head  
Decorative carved wood and mosaic tile wall feature  
Dacor stainless steel self-cleaning double ovens, both with convection capability  
TV niche over double ovens  
Warming drawer  
Tall storage cabinet with pull-out shelves

Under-counter KitchenAid icemaker  
Kallista under-mounted bar sink  
Two SubZero 650 refrigerators, with bottom pull-out freezer drawers, are built-in with carved wood facades  
Two Bosch dishwashers with panel facades  
Two GE Profile Microwave Ovens  
Granite topped island has Thermador 6-burner gas cooktop with retractable vent, and cabinets below  
GE 2-burner gas cooktop  
Custom, Tall (5'), wood, octagonal storage cabinets with pull-out shelves  
Double stainless steel sink with single lever fixture and retractable sprayer head, disposal and hot tap  
Walk-in pantry with wrap-around shelves and jamb light  
Recessed lighting  
Ceiling mounted speakers  
Wide-plank walnut floor from Maine  
Arched wood door to Mud Room and Catering Kitchen

## **MUD ROOM/ CATERING SERVICE**

### **ENTRANCE**

Double doors with beveled glass panels and brass hardware  
Inlaid granite and marble floor  
Foyer entry to Catering Kitchen

### **CATERING KITCHEN**

Custom wood cabinets with adjustable shelves and under-cabinet lighting

Slab granite counters and backsplash  
Built-in SubZero side-by-side Refrigerator/Freezer with panel façade  
Double Stainless steel sink with single lever fixture with retractable sprayer head  
Professional grade Viking stainless 6-burner gas range with griddle and two ovens  
Professional grade Viking stainless vent hood with task lights and stainless warming tray under food warming lights  
Floor-to-ceiling storage cabinets with adjustable shelves and beveled glass doors  
Wall of floor-to-ceiling lockable storage cabinets with adjustable shelves  
Track lighting  
Ceiling fans  
Granite tile floor

## **BREAKFAST ROOM**

Hand finished plaster ceiling with cypress wood beams  
Hand finished plaster walls  
Built-in desk under staircase has internet wiring, granite top, file drawer storage below, pull-out keyboard tray, overhead wood bookcases, corkboard bulletin board and is concealed behind block paneled bi-fold doors  
Slab granite breakfast bar  
Tall, seamless glass windows overlooking terrace  
Recessed lighting  
Ceiling mounted speakers

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Stained wood multi-piece carved crown molding  
Wide-plank walnut floor from Maine

## **FAMILY ROOM**

Wood burning fireplace with antique carved wood mantel from France and granite hearth framed into hardwood floor  
Custom oak built-in wall unit accommodates 2 large screen TV's and 4 (smaller) security monitors and stereo cabinet storage  
Tall, seamless glass windows overlooking terrace and pool  
Cherry wood staircase to 2nd level with cherry wood treads, carved wood balustrade and carved cherry wood newel post and banister  
Elevator with mirrors over block panel wainscoting, and a telephone  
Hand finished plaster ceiling with cypress wood beams  
Hand finished plaster walls  
Stained wood multi-piece carved crown molding  
Recessed lighting  
Ceiling mounted speakers  
Wide-plank walnut floor from Maine  
Arched wood pocket door to Play Room  
Arched wood pocket door to Rear Hallway

## **GARDEN ROOM**

Wall of tall glass bi-fold doors overlooking terrace and pool

Elevated wood burning fireplace with cast stone hearth, hand-painted surround and Hood, and extended length cast stone baseboard  
Double doors with beveled glass panels leading to terrace & pool  
Custom designed banded wood sculpted ceiling  
Hand finished plaster walls  
Extended length mahogany baseboards  
Recessed lighting  
Two "Palm-style" ceiling fans  
Limestone floor  
Arched wood pocket door to Rear Hallway

## **REAR HALLWAY**

Barrel vaulted ceiling with mahogany accent ribbing concealing recessed cove lighting  
Hand plastered walls  
Limestone floor with hardwood steps  
Exit door to Garage  
Arched wood pocket door to Family Room

## **CABANA BATH # 1**

Antique door entry  
Furniture cabinet vanity with marble top and stoneware vessel sink  
Built-in shelves  
Mahogany framed beveled vanity mirror  
Oval accent window  
Extended length mahogany baseboards  
Steam shower with seamless glass door, limestone and marble surround, marble seat and marble tile floor

Telephone  
Recessed lighting  
Ceiling mounted speakers  
Hand plastered walls  
Limestone floor

## **CABANA BATH # 2**

Antique door entry  
Marble top vanity with stoneware vessel sink and cabinets below  
Vanity mirror surrounding oval accent window  
Extended length mahogany baseboards  
Steam shower with seamless glass door, limestone and marble surround, marble seat and marble tile floor  
Recessed lighting  
Ceiling mounted speakers  
Hand plastered walls  
Limestone floor

## **1<sup>ST</sup> FLOOR UTILITY ROOM**

Maple cabinets with custom finish, adjustable shelves and under-cabinet lighting  
Limestone counter tops with cabinet and drawer storage below  
Stainless steel sink with single lever fixture and retractable sprayer head  
Floor-to-ceiling storage cabinets with adjustable shelves  
Faux finished walls  
Stained wood crown molding  
Limestone tile floor inlaid with marble accent medallions

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## ===== WEST WING =====

### PANELED WINE ROOM & BAR

Mahogany dropped block ceiling with concealed and recessed cove lighting  
Large seamless glass window overlooking pool and terrace with custom sun shade and draperies  
Two sets of mahogany framed double-doors with beveled glass inserts and brass hardware leading to portico and terrace  
Granite fireplace with gas logs, granite mantel and hearth with carved wood over-mantel with recessed TV niche (concealed by tapestry when not in use)  
Full Audio Visual capabilities  
Antique carved wood bar from the 1920's with triple-edged slab granite top with stereo/media cabinet on the end, and under-cabinet drawers and storage  
Block paneled walls behind bar conceal storage cabinets with adjustable shelves  
Upper wood cabinets have under-cabinet lighting  
Granite topped back-bar has cabinet storage below  
Kallista under-mounted bar sink  
Under-counter KitchenAid icemaker  
2 under-counter stainless steel Marvel beverage refrigerators  
Two sets of lockable double doors with glass inserts open to lighted and temperature

controlled wine storage room with built-in wine rack storage for 1000 bottles  
Floor to ceiling bookcase with adjustable shelves  
Task lighting over bar  
Mahogany block paneled walls and columns  
Ceiling mounted speakers  
Rheostat controlled light sconces  
Recessed lighting  
Inlaid polished granite floor with stained cherry wood border  
Stained wood arched doorway to Powder Room  
8' wood-framed glass paneled antique bi-fold doors from Argentina (that fold flat against the wall) lead to Paneled Library/Study

### POWDER ROOM

Imported antique peg door  
Under-mounted, embossed sink with elegant fixtures set in triple-edged granite counter supported by antique pedestal of carved wood corbel s  
Counter-to-ceiling framed, beveled mirror  
Embossed hand-painted wallcloth over mahogany block paneled wainscoting  
Stained wood crown molding  
Wall-mounted telephone  
Wendell art lighting  
Decorative inlaid granite and marble floor

### PANELED LIBRARY / STUDY

Dropped block mahogany ceiling and mahogany paneled walls

Multi-paned sidelights and double doors with stained glass heraldic crests leading to portico and terrace  
Mahogany block-paneled built-ins with cabinets above with adjustable shelves and under-cabinet lights  
Triple-edged granite topped counters with lateral file drawer storage below  
Elevated fan light accent window is antique transom from Argentina  
Built-in desk with cabinets above with under-cabinet task lights, and file drawer storage below  
Custom, carved-wood crown molding with running pattern of dentils and bas relief eagles  
Recessed lighting  
Ceiling mounted speakers  
Inlaid cherry wood herringbone-weave parquet floor  
Multi-paned glass double-doors leading to outside walled serenity garden with fountain

## **SECOND FLOOR**

### SECOND FLOOR LANDING

Long plank cherry wood landing is a bridge spanning East and West Wings, bounded by fluted columns and scrolled ironwork balustrades, and overlooking the Entry Foyer and Living Room  
2<sup>nd</sup> tier arched window over door with decorative scrolled ironwork has an

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elaborately carved pediment supported by fluted columns on either side  
Domed ceiling has gilt edged carved relief moldings and hand-painted Renaissance style mythological figures  
Elaborate multi-piece gilded and carved crown molding  
Framed oval accent windows

## ===== 2<sup>ND</sup> FLOOR EAST WING =====

### EAST HALLWAY

Carved wood staircase to 3<sup>rd</sup> level with cherry wood treads, carved wood balustrade, hardwood display shelves, domed ceiling and stained glass window on 3<sup>rd</sup> floor landing  
Under-stair storage closet with entry door concealed behind block paneling  
4 sets of tall wood-framed French glass panel casement windows with long flush locking bolts, brass hardware, and decorative exterior scrolled iron window-box edging  
Dropped beam ceiling with carved wood rosette appliqué trim, and recessed cove lighting  
Antique French triple-frame pier mirror with brass scrolling and inset tapestry medallion  
Rear staircase (descends to Kitchen and Family Room) with carved wood newel post, carved wood balustrade, cherry wood treads and arched recessed art niche

Step-in linen closet with (5) wrap-around shelves and jamb light  
Lighted art niche near Master Suite  
Elevator (adjacent to Master Suite)  
Extended length stained wood baseboards  
Wide plank cherry wood floor

### MASTER SUITE

Entry from hall through antique tall scrolled ironwork double doors (and overhead scrolled transom) with mirror backing from Argentina  
Stunning French empire style ceiling is comprised of individually coffered tiles from Paris, with centered bas relief medallions, barrel vaulted to a peak ceiling height of 18' and resting upon fluted columns with Corinthian capitals and a ceiling height of 8' 10"  
Concealed cove lighting in ceiling  
Brocade upholstered walls with double cord trim and platinum & pewter tone glaze on fluted columns and millwork moldings  
Elaborate carved empire style moldings in platinum, gold and dark pewter tones around all doors and windows  
Brocade upholstered headboard with double cord trim  
Alabaster toned bas-relief plaster frieze above headboard featuring playful cherubs is a Parisian antique  
French antique 2<sup>nd</sup> tier carved "Harvest" plaster frieze in antique gold tones, framed into wall with empire style molding

Fireplace, with ceiling level arched architectural pediment featuring bas-relief cherubs and supported by fluted columns, has gas logs, marble hearth and surround, and recessed plasma TV  
Dramatic arched wall mirrors comprised of inset beveled glass mirror tiles framed by empire style cased molding  
Sitting room area has four tall, seamless glass windows overlooking pool and terrace with Hunter-Douglas shades  
Floor-to-ceiling custom lined brocade draperies with scalloped valance  
Stained wood door with beveled glass inserts and brass hardware leads to covered balcony with scrolled iron balustrade  
Carpet

### MASTER BATH

Tall scrolled ironwork double doors (and overhead scrolled transom) with mirror backing  
Six fluted granite columns support architectural pediment, with multi-piece crown molding, and cove lighting, below barrel vaulted ceiling with recessed lighting  
Slab marble fireplace with gas logs has recessed TV niche in over-mantel  
Built-in juice/coffee bar has glazed wood cabinets with empire style carved wood appliqués, under-cabinet lights, sink set in marble countertop, cabinets below and under-counter U-Line beverage fridge

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Elaborate carved empire style moldings in platinum, gold and dark pewter tones around all doors and windows

Seamless glass windows with custom floor-to-ceiling draperies

18” x 18” marble tile floor, portions set on the diagonal, and trimmed with polished black marble accent border

Marble tile floor warming system with thermostat controls

Glass door with iron scrollwork leads to covered balcony with cast stone balustrade, and hot tub

## Separate “His” and “Her” bath areas

### “Her” Bath Area:

Floor-to-ceiling lighted, beveled glass display cases with adjustable glass shelves; under-mounted hand-painted sink with polished nickel and brass fixtures set into sculpted marble counter atop French style furniture cabinet with pull-out shelving; mirror-mounted light sconces; separately enclosed water closet; marble topped vanity table with 3-sides mirrors and glass display shelves on the ends; seamless glass door to shared corner shower; full length framed pier mirror; Jacuzzi tub set in triple edged marble deck atop wood base with carved wood appliquéés, and located in

corner window alcove with arched display niche, and crystal chandelier

“Her” Walk-in Closet has double and single hanging bars, pull-down easy-access hanging bars, built in drawers, built-in cabinets, shelving units, angled shoe racks, full length dressing mirror, ceiling level TV mount, track lighting, ceiling mounted chandelier and wall mounted light sconces

### “His” Bath Area:

Under-mounted hand-painted sink with polished nickel and brass fixtures set into sculpted marble counter with pull-out shelving; mirror-mounted light sconces; separately enclosed water closet with mahogany block paneling; built-in cabinetry with adjustable shelves, pull-out shelving, and TV Niche; corner marble enclosed shower with two seamless glass doors, two wall mounted shower heads, two hand-held shower heads, a marble seat, and a ceiling mounted rainfall shower head

“His” Walk-in Closet has double and single hanging bars, pull-down easy-access hanging bars, built in drawers, built-in cabinets, shelving

units, angled shoe racks, and Tie & Belt hanging rack cabinets

### BEDROOM # 2

Extended length mahogany crown molding with carved acanthus leaves and Greek key running border

Two sets of mahogany double doors with beveled glass inserts and brass hardware leading to covered balcony

Mahogany framed recessed alcove with recessed lights above

Floor to ceiling lined custom drapes with carved wood cornices

Recessed lighting

Ceiling mounted speaker

Extended length mahogany baseboards

Carpet

Walk-in closet with double and single hanging bars, two chests-of-drawers and overhead shelf storage

En suite bath with under-mounted sink and fluted brass fixtures set into limestone vanity topped furniture cabinet, gilt framed mirror, mirror-mounted sconces, separately enclosed water closet, shower with tile enclosure and seamless glass door, Jacuzzi tub set in elevated tile deck and 16” x 16” mosaic stone tile floor with tone-on-tone embossed accent tiles

### BEDROOM # 3

2 sets of tall wood-framed French glass panel casement windows with long flush locking

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bolts, brass hardware, and decorative exterior scrolled iron window-box edging  
Tone-on-tone wallpaper  
Mahogany double doors with beveled glass inserts and brass hardware leading to private balcony with scrolled iron balustrade  
Recessed lights  
Ceiling speaker  
Extended length mahogany crown molding  
Extended length mahogany baseboards  
Carpet  
En suite bath with under-mounted sink and brass & porcelain fixtures set into green marble vanity topped furniture cabinet, vanity-to-ceiling beveled mirror, tub/shower with marble tile enclosure and seamless double glass doors, and 12” x 12” inlaid green marble tile floor

## **BEDROOM # 4**

Two sets of mahogany double doors with beveled glass inserts and brass hardware lead to covered balcony  
Extended length mahogany crown molding with carved rosettes and flourishes tipped in bronze  
Floor to ceiling lined custom drapes with carved wood cornices  
Extended length mahogany baseboards  
Recessed lighting  
Ceiling mounted speaker  
Carpet

Walk-in closet with double and single hanging bars, chest-of-drawers and overhead shelf storage  
En suite bath with under-mounted sink and brass fixtures set into granite vanity topped furniture cabinet, mirror-mounted candelabra sconces with shades, separately enclosed water closet, shower with tile enclosure and seamless glass door, Jacuzzi tub set in triple-edged granite deck and inlaid tile floor with contrasting accent tiles

## **FITNESS ROOM & BATH**

Beveled mirrors in mahogany frames cover walls  
Ceiling level TV mount  
Recessed lighting  
Oak cushioned floor  
Tall wood-framed French glass panel casement window with long flush locking bolts, brass hardware, and decorative exterior scrolled iron window-box edging  
Extended length mahogany crown molding  
Extended length mahogany baseboards  
Bath with 12’ x 12” gray granite tile floor set on the diagonal, mirrored walls above gray granite wainscoting, seamless glass door to shower with gray granite enclosure, mirror-mounted sconce lights and wall mounted corner sink with hammered chrome finish

## **UTILITY ROOM**

Space for full-sized washer & dryer  
Electric and gas Dryer connections

Maple cabinets with custom lacquer finish, adjustable shelves and under-cabinet lights  
Tall broom closet with pull-down ironing board  
TV  
Slab granite counters and backsplash with cabinets below  
Large stainless steel soaking sink  
Under-counter pull-out storage slides  
Drip-dry hanging rod over floor drain with moat  
Recessed lights  
Ceiling mounted speaker  
Telephone  
Granite tile floor

===== 2<sup>ND</sup> FLOOR WEST WING =====

## **TWO STORY ROSE SUITE W/SITTING ROOM** **OPTIONAL BEDROOM # 5**

Entry from hall thru antique Neo-classic style embossed and gilded double-doors with brass hardware  
Floor to ceiling lined custom silk draperies and valances  
Coffee/Juice bar, concealed behind arched bi-fold doors has wood cabinets with under-cabinet lighting, sink set into marble counter with cabinets below and under-counter U-line beverage refrigerator  
Elaborate carved floral plaster crown molding in soft blush color

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Carved floral moldings in soft blush color around all doors and windows  
Double doors with beveled glass inserts and brass hardware leading to eyebrow balcony with cast stone balustrade  
Recessed lighting  
Ceiling mounted speakers  
Carpet  
Carpeted stairway with scrolled ironwork balustrade to upper level Sitting Room  
Arched double doors to Bath

## **ROSE SUITE BATH**

Dual under-mounted sinks set into marble vanity, with scrolled edging, atop two French style bombe' chests with custom pull-out shelves  
Vanity-to-ceiling beveled mirror  
Seamless glass enclosed steam shower with marble floor, walls and seamless glass door  
Jacuzzi tub on carved wood base with elevated triple-edged marble deck set into corner alcove with large windows and custom silk draperies  
Separately enclosed commode and bidet with built-in storage closet  
Separately enclosed 2<sup>nd</sup> commode with recessed linen closet and heat lamp  
Recessed lights  
Ceiling mounted speaker  
Double doors with beveled glass inserts and brass hardware leading to rear balcony with scrolled iron balustrade

Walk-in closet with double and single hanging bars, chest of drawers, overhead storage shelves and angled shoe shelves  
Custom designed inlaid marble floor

## **ROSE SUITE UPPER LEVEL SITTING ROOM**

Cast stone fireplace has carved stone floral details with marble surround and marble hearth  
Built-in bookcase with adjustable shelves  
Large storage room has concealed entry behind bookcase  
Carved floral moldings in soft blush color around all doors and windows  
Floor-to-ceiling custom lined silk draperies and valances  
Cove molding trim on ceiling  
Crown molding  
Recessed lights  
Extended length baseboards  
Carpet  
Stained door with beveled glass insert, brass hardware and beveled glass sidelight leads to rear balcony with outdoor fireplace and cast stone balustrade

## **THIRD FLOOR**

### **ENTERTAINMENT CENTER: GAME ROOM/ TV ROOM, BAR & KITCHEN**

**Game Room/TV Room:** Built-in cabinetry has center cabinet with retractable doors for wide screen TV, and flanking cabinets with adjustable shelves for stereo/media storage

Train set chugs around perimeter of the room on elevated ceiling-level track  
Midnight blue suede-cloth upholstered walls with double cord trim over mahogany wainscoting  
Wood trimmed casement windows with brass hardware, custom lined black-out draperies and carved wood cornices  
Mahogany framed gambrel ceiling with recessed lighting and ceiling mounted speakers  
Elevator  
Wool carpet framed into wide plank cherry wood floor  
Stained door with beveled glass insert, brass hardware and beveled glass sidelight leads to rear balcony with outdoor fireplace and cast stone balustrade  
**Bar:** Semi-circular polished black granite bar is set on wood base with carved bronze medallions from France  
Polished copper recessed and lighted channel shelf around bar perimeter is sized to hold tall liquor bottles  
Under-mounted Kohler bar sink with brass fixtures  
Under-counter Marvel beverage refrigerator with glass door  
Under-counter storage area  
Under-counter slide-out tray  
Under-counter KitchenAid icemaker  
Built-in back bar has semi-circular polished black granite top with cabinets below and

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# Piney Point Property – Amenities List

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tiered glass display shelves set in front of lighted and mirror-backed alcove

Floor to ceiling columns with lighted bas-relief decorative panels behind bar

**Kitchen:** Maple cabinets with adjustable shelves and under-cabinet lights

Granite counters with cabinets and drawers below

Maytag electric cooktop with two self-cleaning ovens

Maytag dishwasher

Stainless steel sink with single lever fixture with retractable sprayer head and hot tap

GE Spacemaker microwave

GE Profile Refrigerator/Freezer

Wide plank cherry wood floor

Swing Door to Game Room

## GALLERY HALLWAY TO HOME THEATRE

Barrel vaulted hand-painted ceiling with recessed cove lighting and hand-carved plaster moldings

Inlaid marble and granite floor with malachite accent medallions

Custom built-in wood storage cabinets

Door to Vanity, Powder and Bath

**Vanity** has antique French furniture cabinet with marble top and cabinet and drawer storage below; French antique gilded mirror; polished black granite flooring, recessed lights

**Powder** has polished black granite floor, polished black pedestal sink with brass

fixtures, polished black commode and beveled mirrors

**Bath** has polished black granite floor, black granite counter with cabinets below, black commode and black granite shower with curvilinear wall

## HOME THEATRE

Two curved and elevated leather banquettes with button tufted backs and illuminated black granite steps

Button tufted leather accent wall

Midnight blue suede-cloth upholstered walls with double cord trim (for soundproofing)

Surround sound system with concealed pillar speakers

Wood trimmed casement porthole windows with brass hardware

Custom lined black-out draperies with electric open/close control on doors behind screen

Custom lined black-out draperies with studded leather cornices on windows

Beamed ceiling with recessed lights

Ceiling mounted Sony Projector

Ceiling mounted retractable projection screen

Wall mounted amber glass & bronzeware uplights

Wool carpet

Mahogany crown molding

Extended length mahogany baseboards

Three sets of mahogany double doors with beveled glass inserts and brass hardware lead to rear balcony with cast stone

balustrade, and spiral staircase to lower balconies

## BEDROOM # 6

Closet with hanging bars, overhead shelf storage and bi-fold doors

Ceiling fan with light

Painted crown molding

Carpet

En suite bath with sink set into marble counter, cabinets below, vanity to ceiling mirror, cabinet over commode, tub/shower with sliding glass doors and marble surround and 16" x 16" tile floor

## HOBBY/CRAFT ROOM

Built-in cabinetry with drawers, cabinets and adjustable shelves

Two computer desks with granite counters and pull-out keyboard trays

Shelving units with adjustable shelves

Large climate-controlled walk-in cedar closet with glass door and lock

Access to storage closets and maintenance/utility areas

## GARAGE

Retractable, electric garage doors

Wall of wood framed double doors with beveled glass panel inserts leading to pool and terrace

Painted walls

Two ceiling fans

Ceiling mounted speakers

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Recessed lighting  
Ironwork candelabra wall sconces  
Polished granite tile floor  
Arched wood door to storage room with maintenance closet, pedestal sink, garage-utility sink and pass-thru to Outdoor Kitchen

## OUTDOOR KITCHEN

Slab granite topped peninsula, counter tops and backsplash  
Under-counter BevAir double-door glass faced beverage refrigerator  
Viking professional stainless steel Rotisserie/Grill/Smoker  
Viking professional stainless steel vent hood  
Extra large (and deep) double stainless steel sink  
Built-in carved wood storage armoire w/adjustable shelves  
Reproduction stamped tin -look ceiling with embossed ceiling tiles  
Recessed lights  
Ceiling mounted speakers  
16” x 16” stone tile floor set on the diagonal  
Exit door to driveway  
Interior circular stairway to balcony with hot tub  
Double doors with beveled glass inserts and brass hardware leading to Pool and Terrace  
Two sets of double doors with beveled glass inserts and brass hardware leading to rear flagstone stairs and children’s play area

## THROUGHOUT THE HOUSE:

- Light touch system by Fast, features illuminated wall controls for electrical fixtures throughout the house featuring “one-touch” on/off progressive lighting, as well as incremental gradient dimming)
- Audio Visual system by Fast
- Electronically controlled draperies
- Security cameras
- Custom designed and inlaid granite and marble floors in all areas without carpet or hardwoods
- Custom mahogany molding and trim
- Central vacuum system
- Large seamless windows
- All hardware is hand-tooled
- Elevator to all floors
- Structured wiring with coaxial TV cable, Category 5E voice and data lines, distributed radio and remote-camera security wired throughout the property

## EXTERIOR

- Negative edge, blue-tile, heated pool and spa
- “Barefoot friendly” terrace and pool deck
- All upper terraces are slate with wrought iron railings
- Circular drive with electric gates and landscaped pocket garden
- Circular drive and driveway of cobbled stone pavers

- Driveway service access to entrance of catering kitchen
- Driveway service access to entrance to Outdoor Kitchen
- Children’s fort and fenced play area set in “soft landing” ground cover
- Front of home has stone balustrades and antique wrought iron railing from Michigan
- Two urns at front entrance are torchieres
- Six staircases to multi-level terraces
- Exterior gas lights
- Composition and slate roof

## GROUNDS

- Over 7500 sqft of terraces
- Main ground floor terrace of granite can seat 200 for dinner
- Eight Medjool Palms
- Two Canary Island Palms
- Rose Garden
- Golf course lawn
- Sits on 1 acre with access to 3 acres
- Creek & Bayou access
- Extensive retaining walls for erosion control
- Lavishly landscaped grounds have a series of grassy lawns and stepped stone terraces and walkways with flowering trees and bushes descending to the flowing creek bed below

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- Professionally landscaped grounds with automatic watering system

## **OTHER**

- Two Sets of Live-In Service Quarters with exterior entry. Each has one bedroom and private bath; the larger unit also has a kitchenette and outdoor balcony

## **EXCLUSIONS**

**See Listing Agent**

- **21,240 sq ft Home (per HCAD)**
- **Built in 1997 (per HCAD)**
- **40,040 sq ft Lot (per HCAD)**

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