

# S A M P L E – Amenities List & Printable Floor Plan

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## **FOYER / ENTRY** (7'9" x 16'10")

- Built-In display units with 3 glass shelves, recessed accent lighting and cabinet storage below
- 12" x 12" white tile floor
- Hall/ Entry Closet
- Recessed lighting

## **DINING ROOM** ( 12'11" x 17' 1")

- Built-In display units with 3 glass shelves, recessed accent lighting and cabinet storage below
- Storage closet
- Wall of floor to ceiling built-ins with adjustable shelving
- Recessed lighting
- 12" x 12" white tile floor
- Tall (6'3") windows

## **BREAKFAST AREA** (11' 4" x 9' 5")

- Semi-circular room with radiating tall (70") windows
- Coffered ceiling
- Ceiling fan with lights
- Exterior door, with glass insert, to outside patio
- Recessed lighting
- 12" x 12" white tile floor

## **MORNING ROOM** (11' 7" x 12' 4")

- Brick faced fireplace (gas)

- 12" x 12" white tile floor
- Recessed lighting

## **KITCHEN** (15' 3" x 14' 1")

- Laminate countertops
- Triple porcelain sink with disposal
- Window over sink
- Whirlpool trash compactor
- 12" x 12" white tile floor
- Under counter pull out shelving
- KitchenAid Dishwasher
- Under cabinet lighting
- Appliance barn with sliding tambour doors
- Whirlpool double ovens (self cleaning)
- Large, deep pan drawer storage beneath oven
- Built-in tray storage above oven and refrigerator
- Peninsula breakfast bar
- Jenn Air electric cooktop with 4-electric burners and grill
- Pass thru breakfast bar
- Undercounter double-shelved rotating lazy susan storage unit
- Recessed under-counter bookshelf

## **WEST HALLWAY**

- Floor to Ceiling Built-ins with adjustable shelving
- Walk-in Pantry with spice racks and built-in wrap-around shelving
- Hot water heater dedicated to the Kitchen

## **STUDY** (10'2" x 10')

- Cased doorway
- Tall windows with mini blinds
- 12" x 12" white tile floor
- Recessed lights

## **WET BAR** (7' 3" x 4' 8")

- Full-sized Fridge (also plumbed for sink)
- Glass faced overhead cabinets with etched glass fronts, glass shelving, and interior accent lighting
- Under counter glass-faced wine cooler & beverage refrigerator
- 2 double-shelved under counter lazy susan storage units
- Pass thru to the Great Room
- 12" x 12" white tile floor
- Decorative light fixture
- Recessed lighting
- Cased doorway

## **GREAT ROOM** ( 23' x 26' 7")

- Vaulted and wood beamed ceiling (center ceiling height is 12' 5")
- Track lighting
- Pass thru to the Wet Bar
- 12" x 12" white tile floor
- Storage cabinets by wet bar
- Colorado Onyx wood burning fireplace with raised stone hearth and built in bookshelves
- Plant area with skylight above and adjacent

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- to tall fixed window for natural light
- Tall, fixed windows with vertical blinds
- Door, with glass inserts, exiting to west driveway

## HALLWAY TO MASTER SUITE

- 12” x 12” white tile floor
- Overhead Accent Lighting
- Hall Closet storage
- Exit door, with glass inserts, to patio and terrace
- Wall of tall (6’ 3”) fixed windows
- Access door to his master bath

## MASTER SUITE

### MASTER BEDROOM ( 16’ 7” x 20’ 4”)

- Wall of tall windows overlooking garden and terrace
- Custom padded valance and draperies with remote controlled open/close mechanism
- Exterior door, with glass insert, to garden terrace
- Wall of floor to ceiling mirrored doors on closet with single hanging bar and built-in shelving
- Ceiling mounted reading lights
- Access door to her master bath
- Carpet
- Recessed lights

## HER MASTER BATH

- Vanity with ceramic hexagonal sink, cabinet

- & drawer storage with vanity knee space
- Adjustable tri-panel vanity mirror
- Tall, fixed windows overlooking rock and river stone meditation garden
- Whirlpool tub set in raised, carpeted surround with decorative silver swan faucet and fixtures
- Telephone and intercom adjacent to tub
- Shower with glass door, bench, and 4” x 4” tile surround
- Recessed lighting and accent lighting
- Separated water closet and bidet
- Walk-in closet with double and single hanging bar storage and overhead shelving, hat racks, jewelry hooks and customized pull-out shelving units
- Built-in storage cabinet with drawers and shelf storage
- Skylight
- Bi-fold doors
- Wallpaper
- Carpet

## HIS MASTER BATH

- Counter with ceramic hexagonal sink, and cabinet and drawer storage below
- Adjustable tri-panel vanity mirror
- Floor to ceiling mirrored walls in dressing area for full length mirrored view
- Walk-in closet with double hanging bars with overhead shelf storage, and customized pull-out shelving units

- Pull-down Attic Access stairs inside the closet
- Carpet
- Recessed Lighting
- Wallpaper

## EAST HALLWAY

- Cedar Closet
- 3 Storage Closets
- Hallway Bath

## HALLWAY BATH

- 10” x 10” tile floor
- 4” x 4” ceramic tile counter tops with ceramic “rope” edge trim
- L-shaped vanity with cabinet storage below and knee space
- 4” x 4” ceramic tile baseboards
- Oversized porcelain sink with sprayer
- Tub/shower with extra deep tub (24” deep) set in 4” x 4” ceramic tile surround with glass block privacy wall
- Decorative glass-block vanity lights
- Tri-panel vanity mirror
- Medicine Cabinet

## 2<sup>ND</sup> BEDROOM (11’ 10” x 12’ 7”)

- Hardwood Floor
- Overhead light fixture
- Track accent lighting
- Large window overlooking terrace & garden
- Walk-in closet with double and single hanging bar storage and built-in shelves

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## 3<sup>RD</sup> BEDROOM (12' 1" x 12' 7")

- Queen-sized built-in Murphy Bed
- Hardwood Floor
- Overhead light fixture
- 2 windows overlooking terrace & garden
- Large Walk-in closet (12'7" x 8' 2") with double and single hanging bar storage and built-in shelves

## 4<sup>TH</sup> BEDROOM (13' 1" x 12" 10")

- Hardwood floor
- Private Bath
- 2 Windows set high on the wall (55" off the floor) to accommodate furniture placement
- Ceiling fan with light
- Walk-in closet with double and single hanging bars and overhead shelf storage

### **Private Bath for 4<sup>th</sup> Bedroom**

- Glass block privacy wall for water closet, and window set high on the wall
- Built-in linen closet with shelving, storage and laundry drop
  - 4" x 4" tiled vanity with ceramic hexagonal sink and drawer and cabinet storage below
  - 4" x 4" ceramic tile baseboard
  - Shower with glass door and 4" x 4" ceramic tile

surround with 2" x 2" tile accent/border trim

- Tri-panel vanity mirror with medicine cabinet storage
- Decorative glass-block vanity lights
- 10" x 10" tile floor
- Wallpaper

## BEDROOM # 5 (11' 11" x 17' 7")

- Carpet
- Ceiling fan with light
- Track lighting accents
- Large window w/mini blinds
- Study area with built-in overhead bookcase w/adjustable shelves
- Private Bath
- Walk-in closet with double and single hanging bars, built-in shelves and overhead shelves

### **Private Bath for 5<sup>th</sup> Bedroom**

- Black & White Tile floor
- Vanity with drawer and cabinet storage below
- Shower/tub set in 12" x 12" marble tile surround
- Water closet with overhead linen cabinet storage
- Medicine cabinet

## UTILITY & CRAFT ROOM

- 12" x 12" white tile floor
- Hot water heater in closet (dedicated to

Laundry and 5<sup>th</sup> Bedroom bath)

- Built-in desk with overhead cabinets
- Counter space with cabinet storage below
- Fold down workspace / work table
- Space for full size washer and dryer
- Hanging Bar over washer / dryer
- Wall mounted ironing board
- Access to Powder Room (that has exterior door convenient to pool and spa)
- Access to Mud Room

## MUD ROOM

- Concrete floor
- Floor to ceiling built-in shelves
- Exterior door, with glass insert, to pool and terrace
- Tall fixed window as sidelight to the door
- Wall mounted exhaust fan
- Wired for 220V Electric Plug (owner intended to install pottery kiln)
- Extra deep stainless steel sink set in counter space with cabinet storage below

## 2 CAR GARAGE w/WORKSHOP

- Single garage door with remote control garage door opener
- Built-in shelving
- Built-in tool hanging racks
- Additional storage rack suspended from the ceiling
- Workshop with separate, lockable interior

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- garage door, to secure the workshop area
- Built-in workbench, shelving, and pegboard
- Door to Back Yard (Hot Tub, Pool & Terrace)

## **ADDITIONAL FEATURES**

- 4 Zones for HVAC
  - (1) Den and Master Bedroom
  - (2) Kitchen and 3 front Bedrooms
  - (3) 5<sup>th</sup> Bedroom and Utility and Craft Room
  - (4) Garage and Shop
- Three hot water heaters
  - (1) 60 gallon – gas- for Master Bedroom
  - (2) 30 gallon – electric for the Kitchen
  - (3) 60 gallon – gas for Laundry and 5<sup>th</sup> Bedroom's bathroom

## **OUTDOOR AMENITIES**

- Front Entry has double-wide circular driveway
- Separate side driveway leading to rear carport
- Heated Pool and Spa
- Hot Tub set in raised wooden deck
- Retractable, electric pool cover
- Goldfish pond with waterfall
- Bricked patio and terrace
- Professional landscaping with automatic watering system, plantings and mature trees
- Outside Pool Storage Cabana with Pergola and Ceiling Fan

## **EXCLUSIONS**

See Agent

## **PROPERTY PROFILE**

- 5,048 sq ft Home (per HCAD)
- 29,743 sq ft Lot (per HCAD)
- Year Built: 1956

## **School District**

Spring Branch Independent School District:  
Memorial Drive Elementary, Spring Branch  
Middle and Memorial High Schools

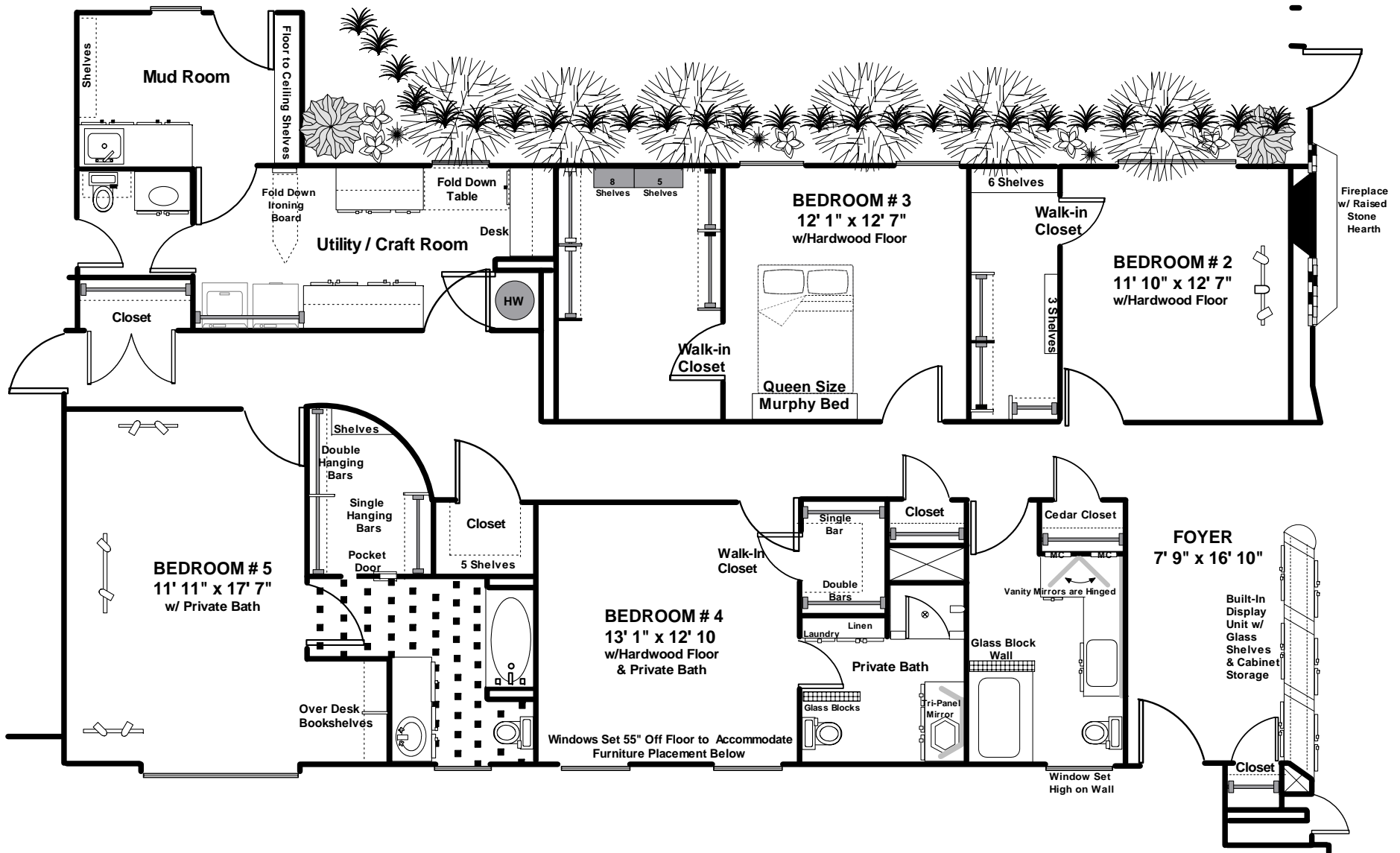
## **Serviced by**

Hedwig Village

*Information such as measurements, square footage and descriptions of materials, fixtures or other components of the Improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.*

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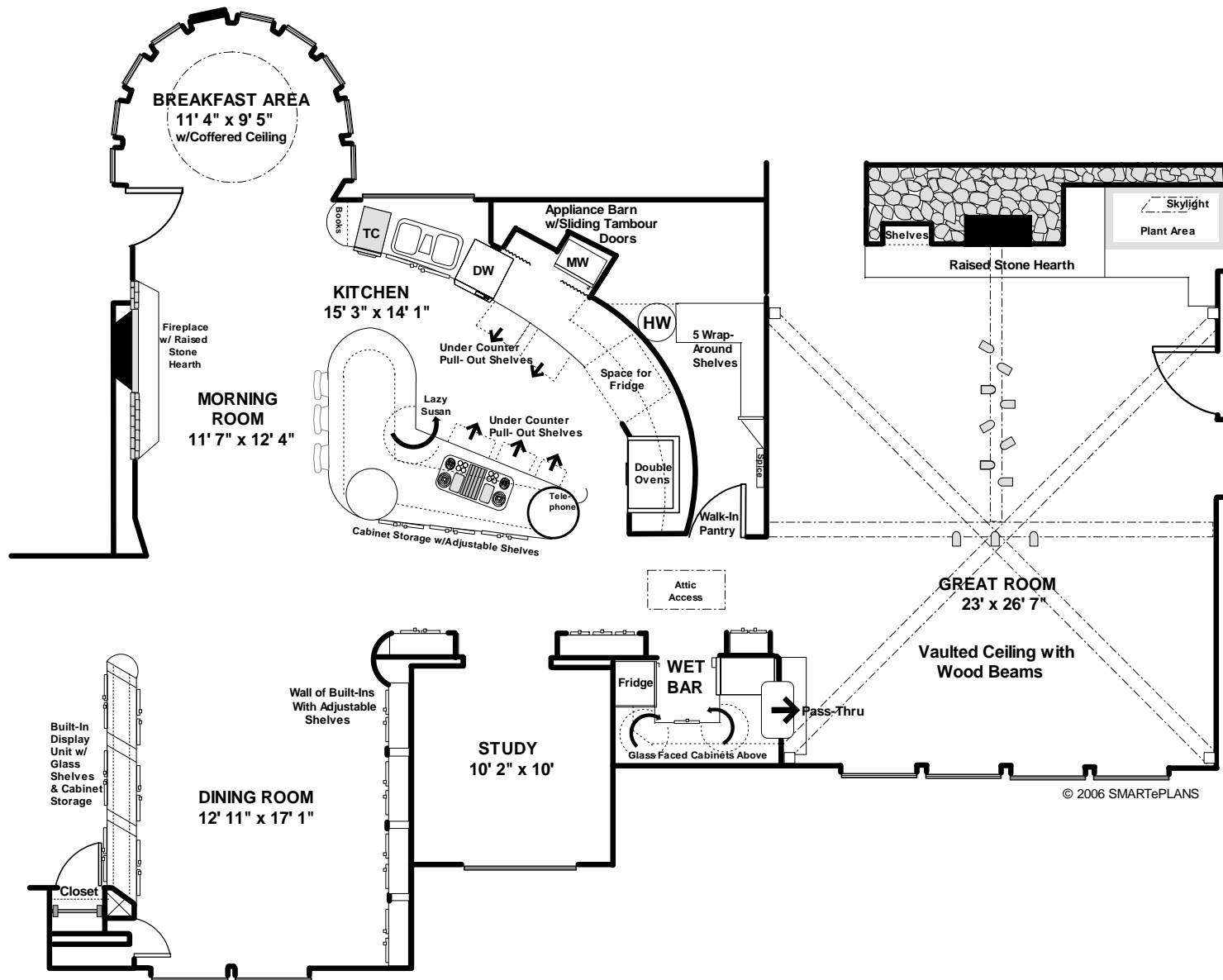
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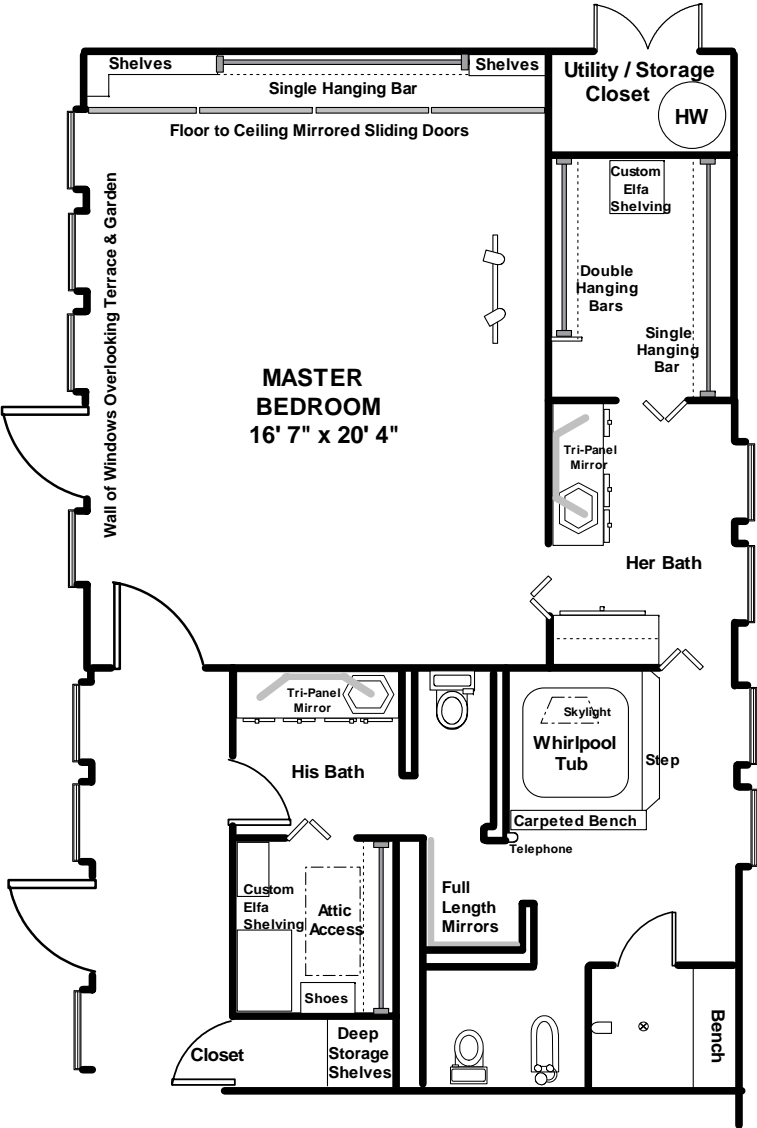


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