

Residential Home in Bellaire

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Exquisite Bellaire Custom Home Previously Featured In Bellaire Showcase of Homes! Current Owners Have Upgraded & Renovated Extensively. Incredible High-End Finishes Throughout. Master Suite Down w/ Luxurious Bath w/Steam Shower + Jetted Air Tub + 2 Customized Closets! Dramatic 20'Tall Living Room w/Wall Space & Museum Quality Art Lighting. Gourmet Kitchen & Family Room View Sparkling Pool & Spa w/Restful Lanai & Summer Kitchen! Formals + Den + Game Room + Study + Office/Media + Qtrs./6th BR ,+ Workshop & Incredible Storage! Truly Exceptional!

*2 Floors; 6 Bedrooms; 4 Full Baths / 2 Half Bath; Oversized 2-Car Attached Garage
5,111 sq ft (per Appraisal District) on 12,150 sq ft Lot (Per Appraisal District)*

ENTRY

Large expanse of grassy lawn from curb to front entry
Professionally landscaped front yard with planting beds, flowering shrubs, automatic sprinklers ornamental trees, and landscape lighting
Mature magnolia tree in the front planting bed by the driveway
Flagstone walkways curve around to the sides of the the home
Elevated and arched covered porch with wall-mounted mailbox, two wall-mounted carriage lamps, cased archway with keystone, two open-air platforms (space for decorative urns) and 4 tumbled-stone stairs with curved wrought iron balustrades
Tall (8q) double iron doors with cathedral peak and custom iron grillwork overlaying ¾ inch tempered full length glass panels

FOYER & RECEPTION HALL – 7' 10" X 20' 1"

Two-story entry Foyer to 20q5+ceiling height
Ceiling mounted multi-tiered Schonbeck® crystal light fixture with electric lift (for ease in cleaning and maintenance) and fabric cord cover
Arched casing around front door with upper level divided light palladian window with center fanlight
Staircase with hardwood treads, wood spindled balustrade set in wood footing, recessed tread lighting and dual curled hardwood banisters
Multi-piece crown molding overlays ceiling
Recessed lighting
Recessed halogen lighting
Recessed directional projector art lighting
Ceiling mounted speakers
Wide plank hardwood floor with carved baseboards and double waterfall edges

Arched and cased opening to Family Room
Double pocket doors conceal Wet Bar
Open to Living Room
Cased opening to recessed Buffet Alcove
Cased opening to Dining Room
Cased opening to Study with double divided light pocket doors

POWDER ROOM

Built-in marble vanity console with carved ogee edges and stained wood cabinets below
Art glass vessel sink with gilded dragon figurine waterspout and fixtures
Recessed vanity mirror with carved marble frame
Two wall-mounted light sconces with electric candlestick tapers and cascading prisms and drops
Venetian plaster walls
Wide plank hardwood floor with marble baseboards

STUDY – 14' 3" X 10' 4"

Two tall (5q+) divided light windows with upper level divided light transoms (one is fixed and one is a casement window)
Recessed lighted display case with mirror backing, beveled mirror framing and ¾+glass shelves
Recessed alcove with built-in desk with slab granite counter with bullnose edging, drawers and cabinets below, upper level cabinets and shelves with under-cabinet lighting and top-of-cabinet display space
Multi-piece crown molding overlays ceiling
Ceiling mounted metal-work chandelier with electric candlestick tapers and glass drops
Recessed lighting
Ceiling mounted speakers

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Wide plank hardwood floor with carved baseboards and double waterfall edges

DINING ROOM - 16' X 13'

Ceiling mounted multi-tiered Schonbek® crystal chandelier with cascading prism and drops and fabric cord cover
Two tall (5'8") divided light windows with upper level divided light transoms (one is fixed and one is a casement window)
Recessed lighting
Recessed halogen lighting
Recessed directional projector art lighting
Wide plank hardwood floor with carved baseboards and double waterfall edges
Cased opening to recessed Buffet Alcove

BUFFET ALCOVE

Built-in buffet server with slab granite counter with bull-nose edges and drawers and cabinets below
Window with upper level fanlight and plantation shutters
Lighted display cabinet with adjustable 1/2+ glass shelving and top-of-cabinet display space
Recessed lighting
Multi-piece crown molding overlays ceiling
Wide plank hardwood floor

WET BAR

Concealed behind double pocket doors, it is angled to provide service on three sides: to the Living Room, Dining Room and Family Room
Under-mounted sink set into slab granite counter with bullnose edging and drawers and cabinets below
Under-counter glass-faced Vinotemp® temperature controlled wine refrigerator
Upper level lighted display cabinet with mirrored backing and adjustable shelves
Decorative ceiling mounted light fixture with electric candlestick tapers and glass prisms and drops
Pass-through granite service counters to both Living Room and Family Room
Recessed lighting
Recessed directional art lighting

LIVING ROOM – 15' 8" X 22' 9"

Two story ceiling height to 20q1+
Dramatic 2-tiers of divided light triple windows to ceiling height with center arched fanlight and two side windows
Wall of fixed and operable 8qseamless glass doors; French doors (with 3-point locking system) open to rear covered porch
Double-sided gas log fireplace (shared with Family Room) with marble mantel with carved edges, carved wood mantelpiece, and electric ignition
Granite pass-through service counter to Wet Bar
Recessed lighting
Recessed halogen lighting
Recessed directional projector art lighting
Wide plank hardwood floor with carved baseboards and double waterfall edges

FAMILY ROOM – 14' 1" X 21' 5"

Double-sided gas log fireplace (shared with Living Room) with sleek contemporary slab granite surround and electric ignition
Granite pass-through service counter to Wet Bar
Built-ins with upper level adjustable shelves and cabinet storage below
Wall-mount for flat screen TV and wall-mounts for speakers above fireplace
Samsung 55+LED TV w/ 3 speakers, plus surround sound in Family Room*
Built-in fresh water aquarium with cabinet storage above and below
Tall (5'8") seamless glass window overlooking rear covered porch and pool area with upper level fanlight transom
Recessed lighting
Multi-piece crown molding overlays ceiling
Ceiling fan
Wide plank hardwood floor with carved baseboards and double waterfall edges
Open to Kitchen and Breakfast Room

KITCHEN – 10' 3" X 19' 4"

Paneled Brookhaven® cabinets with custom hardware, adjustable shelves, under-cabinet lighting, and top-of-cabinet display space
Custom cabinetry features include European self-closing mechanism on drawers; some compartmented drawers; under-counter roll-out

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shelves, wide drawers and cabinets; trash slide, deep (pan) drawers and appliance barn with lift up, lock-in-place work surface
Slab granite counters with bullnose edging and slab granite backsplash
Center kitchen island with slab granite counter with bullnose edging, under-mounted vegetable sink with goose-neck fixture, wide bookshelf, drawers and cabinets below and breakfast bar seating
GE® Monogram side-by-side refrigerator /freezer with door dispensed ice/water and cabinet facade
Asko® stainless steel dishwasher
Under-mounted Kohler® double sink with single lever fixture with retractable sprayer head and disposal
Window with upper level fanlight transom over sink
GE® Profile stainless steel microwave
Warming drawer with cabinet facade
GE® Profile stainless steel self-cleaning, glass-faced double ovens; upper with bake/broil/roast convection capabilities
Thermador® stainless steel 4-burner gas cooktop with griddle and Viking® retractable vent set into island
Ceiling mounted scrolled ironwork pot rack / light fixture over island with electric candlestick tapers
Walk-in pantry with 4 wrap-around shelves and jamb light
Multi-piece crown molding overlays ceiling
Recessed lighting
Ceiling mounted speakers
Wide plank hardwood floor with carved baseboards and double waterfall edges
Open to Rear Stair Hall
Open to Breakfast Room

BREAKFAST ROOM – 14' 4" X 11' 4"

Bay window alcove with sash windows overlooking rear covered porch and pool area with tall (5q3+) seamless glass windows with upper level fanlight transoms
Multi-tiered ceiling mounted light fixture with glass globe lights
Walk-in storage closet with wrap-around shelves and jamb light
Multi-piece crown molding overlays ceiling
Ceiling mounted speakers

Wide plank hardwood floor with carved baseboards and double waterfall edges
Exit door to Porte Cochere
Open to Rear Stair Hall

REAR STAIR HALL

Carpeted staircase with hardwood treads, wood spindled balustrade set in wood footing, recessed tread lighting, hardwood banister with turned newel posts topped by acorn finials and wall-mounted hard wood hand rail
Walk-in under stair storage closet
Built-in desk with slab granite counter with bullnose edges and drawers and cabinets below and upper level shelves with under-cabinet task lighting
Exit door to attached garage
Glass exit door to Rear Covered Porch (with 3-point locking system)
Pocket door to Utility Room and Hobby Room/Work Shop

KITCHEN HALF-BATH

Built-in marble vanity console with carved ogee edges and cabinets below
Cut glass under-mounted sink with back lighting and brass-tone fixtures
Decorative vanity mirror
Two wall-mounted light sconces with electric candlestick tapers and cascading prisms and drops
Toto® Washlet programmable commode
Wall coverings
Recessed directional projector art lighting
Wide plank hardwood floor with marble baseboards

UTILITY ROOM – 10' 7" X 11'

Space for full-sized washer and dryer
Gas and electric dryer connections
Window over washer and dryer
Built-in with slab granite counter, upper level cabinet and cabinet storage below
Deep stainless soaking sink set into slab granite counter with bull nose edging and cabinet storage below; upper level cabinets with top-of-cabinet display/storage space
Walk-in broom closet with wall-mounted pegboard, shelf, bi-fold door and jamb light
Multi-piece crown molding overlays ceiling

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13qx 13qstone tile floor with drain
Door to Hobby Room / Workshop

HOBBY ROOM / WORK SHOP – 20' 2" X 7' 4"

Built-in corner desk with space for two and drawers between them
Upper level wall-mounted pegboard over work space
Window over counter facing rear yard
Compressed air outlet
Two long walls of built-in with upper level cabinets with top-of-cabinet display space and interior adjustable shelves or hanging bars; lower level cabinet or drawer storage
Walk-in storage closet (4q9+x 3q8+) with wall-mounted pegboard and built-in shelving
Ceiling fan
13+x 13+stone tile floor
Exit door to attached Garage

MASTER SUITE

Entrance to secluded Master Suite it through private vestibule hall from Living Room with lighted and recessed art niche

MASTER BEDROOM – 15' x 17' 10"

Bay window alcove with tall arched windows overlooking rear terrace and pool; glass door exit to pool area (with 3-point locking system)
Multi-tier candelabra chandelier with cascading prisms and drops with mirrored ceiling panel enclosed by embossed ceiling medallion
Recessed lighting
Recessed halogen lighting
Recessed directional projector art lighting
Multi-piece crown molding overlays ceiling
Carpet with carved baseboards and double waterfall edging
Double wood doors to Master Bath

MASTER BATH

Two under-mounted Kohler® sinks with polished brass-tone fixtures and faceted handles set in slab marble countertop with drawers and cabinets below with custom faceted door pulls
Vanity with knee space
Counter to ceiling vanity mirror
Mirror-mounted vanity lighting
Recessed linen cabinet

Recessed linen cabinet with laundry-drop compartment
BainUltra® jetted tub set in 2+x 2+glass tile deck within recessed alcove
Bay window alcove with marble plant/display shelf over tub
Kohler® steam shower with 2+x 2+glass tile surround; bench seat; programmable fixtures with temperature controls; wall-mounted shower sprayers; wall-mounted hand shower and glass enclosure with rimless glass door
Separately enclosed watercloset with Toto® Washlet programmable commode; upper level cabinets over commode and window with plantation shutters
Recessed lighting and recessed halogen lighting
Multi-piece crown molding overlays ceiling
13+x 13+stone tile floor

TWO WALK-IN MASTER CLOSETS

Both closets are custom configured with space saving Programme Martin® organization components

Closet # 1 - 8' 7" x 13' 10"

Wall-mounted full-length dressing mirror
Double and single hanging bars
Some third tier, ceiling level pull-down hanging bars
18 roll-out drawers with see-through acrylic faces
Shelf tower with 5 adjustable shelves and see-through acrylic cabinet doors
Shelf tower with 9 roll-out shoe shelves with see-through acrylic toe stops
Accessory hooks
Jamb light
Carpet

Closet # 2 - 7' 7" x 5' 10"

Double and single hanging bars
Some third tier, ceiling level pull-down hanging bars
10 roll-out drawers with see-through acrylic faces
Shelf tower with 10 adjustable shelves
Accessory hooks
Jamb light
Carpet

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SECOND FLOOR

SECOND FLOOR HALLWAY

Wood-spindled balustrade topped with hardwood hand rail and Juliet balcony overlooks Entry Foyer below

Wood-spindled balustrade topped with hardwood hand rail and Juliet balcony overlooks Living Room below

Multi-piece crown molding overlays ceiling

Ceiling mounted speakers

Recessed lighting

Recessed and arched art niche

Carpet

Paneled wood doors to bedrooms

Cased opening to Game Room

BEDROOM # 2 – 12' X 11' 8"

[Currently used as Exercise Room]

Wall mount for TV

Ceiling fan with light

Tall window with plantation shutters

Crown molding

Walk-in closet with wall-mounted wire shelving and jamb light

Walk-in closet with jamb light and interior door to attic stairs

Shared bath (with Bedroom # 3) with under-mounted Kohler® sink set into slab marble counter with drawers and cabinets below, vanity mirror, mirror mounted cut-glass uplights, window with plantation shutters, wall covering, built-in linen cabinet with laundry-drop compartment, tub/shower with 4+x 4+glazed tile surround, sliding glass doors, and diagonally set 8+x 8+ stone tile floor

BEDROOM # 3 – 13' 2" X 15' '

Vestibule entry from hall

Ceiling fan with light

Two tall windows with plantation shutters

Crown molding

Walk-in closet with double louvered doors, double and single hanging bars with overhead shelf, 3 (deep) built-in shelves, shelf-tower with 6 shelves and jamb light

Shared bath (with Bedroom # 2)

BEDROOM # 4 - 13' X 11' 3"

Vestibule entry from hall

Painted wall mural featuring Madeline+characters and Paris street scenes in the style of Ludwig Bemelman's classic children's book

Ceiling fan with light

Two tall windows with plantation shutters

Crown molding

Carpet

Walk-in closet with double louvered doors, double hanging bars with overhead shelf, two shelf-tower with 6 shelves in each and jamb light

Hollywood bath (shared with Bedroom # 5): Each with separately enclosed vanity area with under-mounted sink set into slab granite counter with drawers and cabinets below; vanity mirror; mirror-mounted vanity lights, shared separately enclosed wet area with tub/shower with glazed tile surround, window and sliding glass doors, commode and 8+x 8+stone tile floor

BEDROOM # 5 - 12' X 11' 9"

Vestibule entry from hall

Chair rail over beadboard wainscoting accented with multicolored painted accents

Ceiling level model train that travels along its oval upper level train-track

Recessed and built-in desk with upper level shelves

Ceiling fan with light

Tall window with plantation shutters

Crown molding

Carpet

Walk-in closet with double hanging bars with overhead shelf, shelf-tower with 6 shelves and jamb light

Hollywood bath (shared with Bedroom # 4)

GAME ROOM W/OUTDOOR BALCONY – 14' X 19' 8"

Cased opening from hall

Corner built-in with upper level adjustable shelves and cabinets below on both sides of center TV niche with drawer storage below

Recessed bookcase

Ceiling fan with light

Multi-piece crown molding overlays ceilings

Recessed lighting

Recessed directional projector art lighting

Carpet

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Open to Snack Room
Glass French doors (with 3-point locking system)
open to covered porch with wrought iron railings,
ceiling fan, ceiling mounted speakers and Trex®
deck

SNACK ROOM – 18' 10" X 13' 3"

Under-mounted stainless steel sink set into slab
granite counter with cabinet storage below
Upper lever cabinets with top-of-cabinet display
space
Under-counter SubZero® beverage refrigerator
Bay window alcove with tall windows overlooking
covered porch
Recessed lighting
Ceiling Fan
Walk-in Cedar Closet (3q6+x 5q5+) with hanging
bar with overhead shelf and built-in shelf tower
with 5 shelves
Carpet
Wood-spindled balustrade set in wood footing
overlooks Rear Stair Hall below
Cased opening to Bedroom # 6 and Office

BEDROOM # 6 W/PRIVATE BATH– 13' 1" X 13' 3"

Dormer window
Decorative hanging light fixture
Recessed lighting
Ceiling mounted speakers
Hardwood floor
Cased opening to Hallway

HALLWAY TO OFFICE

Recessed lighting
Carpet
Walk-in Closet (9q2+x 6q5+) configured with
Programme Martin® organizational components:
double and single hanging bars; ceiling level 3rd
tier pull-down bar; and built-in shelf towers
Linen closet with 5 shelves
Gift Wrapping Station: built-in work-space with
drawers below; wall-mounted dowels that store
and dispense ribbon; wall-mounted dowels that
store and dispense wrapping paper; shelf tower
with 4 shelves and jamb light
Ensuite bath with under-mounted Kohler® sink set
into slab marble counter over furniture cabinet
console; vanity mirror, recessed lighting; wall-
mounted sconce lighting, crown molding,

tub/shower with stone tile surround and
diagonally set 20+x 20+stone tile floor with inlaid
mosaic accent border

OFFICE / MEDIA – 11' 10" X 15' 2"

Stained-wood built-in on three walls including:
Upper level cabinets with under-cabinet lighting;
under-counter roll-out shelves; upper level
adjustable shelves; TV niche; and two corner
built-in desks with keyboard trays
Window over upholstered bench seat with triple file
drawer storage below
Recessed lighting
Carpet
Door to attic storage

OVERSIZED 2-CAR GARAGE

Customized garage with GarageTek®
organizational system:
Walls are lined with Tekpanel® slot-wall
panels providing abundant potential
storage space utilizing an array of slide-in
bins, racks, tool-hooks, utility hooks,
shelves and baskets
Customized skid-resistant, stain-resistant
interlocking floor tiles
Free-standing and wall-mounted cabinets
Safety station including wall-mounted fire
extinguisher and portable first aid kit
Dual ceiling mounted storage grids
Automatic garage door opener for single-lift garage
door
Separately enclosed storage room with Rainbird®
automatic sprinkler controls, natural gas (73
gallon) hot water heater, VacuMaid® central
vacuum unit and outlet for compressed air
Access door to Hobby Room/ Work Shop
Access door to Rear Stair Hall

OUTDOOR LIVING SPACE

REAR YARD

Rear covered porch with recessed lighting, ceiling
fans, outdoor speakers and Trex® deck
Trex® stairs with wrought iron railings descend to
Summer Kitchen and Pool level

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Summer Kitchen

Bull® stainless steel outdoor products set into outdoor counter include:
Stainless steel 4-burner gas grill/ smoker/ rotisserie with warming rack and electronic ignition plumbed with natural gas*
Two exterior gas side burners
Under-counter stainless steel drawers and storage lockers
Stainless steel ice chest
Two ceiling fans
Stone sink with goose-necked flexible arm fixture with retractable sprayer head
Trex® deck

Pool and Spa

Variable depth heated saltwater pool with glazed accent tiles, Hydrazzo® surfacing, shallow tanning shelf, lighting, spillway fountains and bench seating
Attached spa with Hydrazzo® surfacing

Professionally landscaped yard with (Rainbird®) automatic sprinkler system, flowering shrubs, mature trees, planting beds, drains, river rock accents, landscape lighting, 8qstained-wood privacy fence with vines trained to trellis
Loveseat Arbor: free-standing arbor with ceiling fan and vines trained to trellis
Bubbling fountain from Sorrento, Italy* with bench seating and spillway fountain into pool
Mosquito control system with multi-month tank
Barefoot-friendly tumbled stone walkways around pool and spa

PORTE COCHERE

Covered portico over garage entrance
Flagstone walkway to pedestrian gate to side yard
Covered access to Kitchen Door
Tumbled-stone driveway with professional landscaping on both sides

OTHER FEATURES

Luxury materials, premium finishes and custom craftsmanship throughout the property
Extensive use of millwork and moldings
Abundant storage space with multiple walk-in closets; most closets have jamb lights

Programme Martin® organizational system in closets
GarageTek® custom-configured attached garage
Most exterior doors have sliding retractable screen doors
Lutron® art lighting system
Most wall plates with dimmers
Extensive programmable museum-quality installed art lighting with adjustable heads and dimmers*
Whole house audio system with central directory control*
Zoned 4 air conditioning and heating
VacuMaid® central vacuum system
Alarm system
Pre-wired for cable and multiple phone lines*
Satellite dish*
Programmable* thermostats with LED read-out
Two hot water heaters (73 gallon located in Garage and 93 gallon located in attic)
Plumbed with compressed air in two locations (Garage and Hobby Room / Workshop)*
Radiant barrier in attic and extra batts of insulation; additional insulation blown in 2008*
Floored attic with significant standing-height storage space*
Systemized drain system on property with pump that channels water off the property and to the front street*
Whole house Dehumidifier D90*
New Roof 2008: Fifty year Tamko Lamarite Slate Roof Composite Shingles with Leak Barrier Under-Layment W-Valley Metal*
Screens on gutters and leaf filter system*
Roof ventilation upgraded . 2009*
New air ducts installed . 2010*
Samsung 55+LED TV w/ 3 speakers, plus surround sound in Family Room*
Electric connection boxes for seasonal lighting in front flower beds and in front oak tree*

* = Per Seller

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