

**Features List**  
**550 FM 1791 North**  
**Huntsville, Texas**  
**77320**

**Foyer and Gallery**

Beautiful double doored entry featuring large windows with arch transoms  
12' ceiling with custom 1' crown molding  
Custom trim including pediments above doorways  
Porcelain tile flooring  
Open to dining and formal living  
Porcelain tile gallery across front to master bedroom  
Recessed lighting  
Double French doors with transom above leading to covered porch with ceiling fans

**Formal Living Room**

12' ceiling height with custom 1' crown molding  
Custom trim including pediments above doorways  
Recessed lighting and ceiling fan  
Dramatic expanses of glass with transoms  
Porcelain tile flooring

**Formal Dining Room**

12' ceiling height with custom 1' crown molding  
Open to formal living and foyer  
Custom trim including pediments above double French doorways and transoms  
Porcelain tile flooring with inlaid band around room  
Recessed lighting  
Three tiered chandelier

**Library**

10' ceiling height, 'bumped up' to 11' with crown molding and indirect lighting behind molding in octagonal recessed area  
Double French doors with transom and French corner panel interior walls for additional light and openness  
Custom ash bookcases (cherry stain) on three walls  
Fluted trim with plinth blocks and rosettes – cherry stain  
Fireplace with gas logs surrounded by absolute black granite

### **Master Bedroom**

Double French door with transom entry

10' ceiling with crown molding

Recessed alcove for art in porcelain tiled entry to master bedroom

French doors leading to covered porch with ceiling fans

Recessed lighting

Ceiling fan

Fireplace with gas logs surrounded by white Carrerra marble and custom mantle

Large mirrored wall in entry to bedroom

### **Master Bathroom**

9' ceiling with crown molding

Hand-painted walls with faux finish and wallpaper border

Oversized walk-in marble shower with glass enclosure

Large marble garden tub with large marble surround in bay window

Double vanities

Extensive mirrors

Recessed lighting

Porcelain tile flooring

### **Master Closet**

Double doored entry

9' ceiling with extended high shelving

Three built-in shoe boxes

Extra large built-in double dresser

Area wired and planned for coffee bar and small refrigerator

High window for natural light

Built-in seat above sock chest

Built-in suitcase storage

Brass hooks

Porcelain tile flooring

### **Kitchen**

10' ceiling with custom crown molding

Custom cabinetry with crown molding

Indirect lighting above and below top cabinets

Recessed lighting

Appliances:

Kitchen Aide Oversized Easy-Convection oven

Thermador cook top with 5 'Zone Smart' burners

Pop-up cooking vent to exterior

Kitchen Aide dishwasher with stainless steel interior

Disposal

Kitchen Aide flush fit side-by-side refrigerator  
Kitchen Aide microwave with turntable  
Paradiso classico granite counter tops (imported from India) with bull nose edging  
Ceramic tile backsplash with inlaid granite squares  
Deep ceramic sink with extended height faucet and low middle partition for large trays / large Palladian window above sink  
Second full size deep ceramic sink with extended height faucet and larger right hand section for large serving bowls, punch bowls, etc.  
Built-in china cabinet alcove  
Built-in bookcases for cookbooks  
Extensive brass hardware  
Walk-in pantry  
10' ceiling with shelving all the way up  
Apron hooks and electrical outlet  
Porcelain tile flooring  
Ceiling fan  
Open to family and breakfast room

### **Breakfast Room**

10' ceiling with custom crown molding  
Porcelain tile flooring  
Porcelain and brass chandelier matching chandelier in formal dining  
Double French doors with transom to formal dining room

### **Family Room**

10' ceiling with custom crown molding  
Wired for stereo with recessed areas for concealed speakers  
Wood burning fireplace with gas start, brick hearth, and custom mantle  
Ceiling fan  
Recessed lighting  
Double French doors with transom leading to covered porch with ceiling fans  
Porcelain tile flooring

### **Bedroom Hallway**

Built-in bookcase  
Hanging closet  
Porcelain tile flooring  
Crown molding

### **Guest Bedroom**

9' ceiling with crown molding

Double French doors leading out to a private patio

Private bath

Marble vanity

Porcelain tile flooring

Marble garden tub with marble decking

Recessed lighting

Crown molding

Large walk-in closet with shoe box and extensive shelving

Crown molding

### **Bedroom**

Nice size with 9' ceiling with crown molding and reading nook with recessed lighting

Large windows

Ceiling fan with lights

Private bath

Marble and glass shower

Double doored closet access

Marble vanity

Porcelain tile flooring

Recessed lighting

(Bath has access to adjoining bath for access from both baths to shower / tub)

Crown molding

Walk-in closet with built-in shoe box and extensive shelving

Crown molding

### **Rear Hall Bath**

Easy access from outside

Marble and glass shower

Marble pedestal sink

Porcelain tile flooring

Crown molding

### **Rear Hall**

Porcelain tile flooring

Coat closet

Access to attic (full stairway)

Crown molding

Exterior 'service' entry

Family message center with granite topped cabinetry and pigeon holes

### **Utility Room**

Over sized room with extensive cabinetry and counter tops  
Computer center  
Built-in ironing board  
Large sink  
Walk-in closet with shelving to 9' ceiling height and clothes hanging area  
Porcelain tile flooring

### **Garage**

Over-sized triple car garage with three overhead doors with automatic openers  
Approx. 5' – 6' deeper than typical  
Rear door to access back yard  
Recessed area designed for file cabinets

### **Miscellaneous features**

Stairway to floored attic (apx.        sq. ft.) with six windows and an area with plumbing roughed-in for and additional bath  
Security system with motion and glass break sensors (two keypads)  
Pleated "honeycomb" shades for privacy and energy efficiency  
Numerous telephone jacks and cable TV wiring  
Electrical outlets in large closets (Master BR, Guest, Pantry, Utility)  
Zoned central heat (electric) and air (2 high efficiency Trane units)  
2 50 gallon water heaters  
Passive solar heating through large southwestern windows in winter  
17.91 beautiful acres with a mixture of pasture (improved Jiggs bermuda) and trees with wooded privacy completely surrounding house  
Concrete circular drive  
    Extra loop in front of house for additional guest parking  
Automatic sprinkler system with 11 zones (lawn [San Augustine and Celebration Bermuda] and flower beds)  
Security flood lights at corners around house  
Brick edging on beautifully landscaped flower beds with deer resistant plantings  
Underground electrical service from highway (never lost power after Hurricane Ike)  
Barn: 30 x 40 with concrete floor and insulated roof  
    2 10 x 40 sheds (one on each side)  
    200 amp electrical service (underground)  
    Water to barn  
    Rough-in plumbing in slab of barn for bath  
Livestock Shed: 18 x 25  
Barbed wire fencing on three sides of property  
Cosse Stone driveway between highway and concrete drive