

Custom Features & Updates

• 16250 Black Falcon Rd. • Waller, TX 77484 •

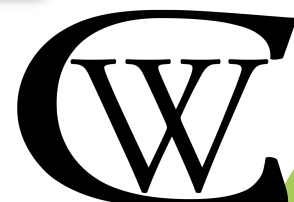
5,399 sq. ft. Custom Built Home on 5.5 +/- Acres

- Two Wings to the Home: Master Wing & Guest Wing
- Master + 3 Bedrooms Downstairs
- 4 ¹/₂ Baths Downstairs
- Upstairs Game Room + ¹/₂ Bath
- 3,700 Sq. Ft. Garage
- 4 ¹/₂ Car Garage +2 Carport Spaces
- 2 Car Carport with stained wood ceiling
- 4 Car Garage with large middle section and ¹/₂ bath



Exterior

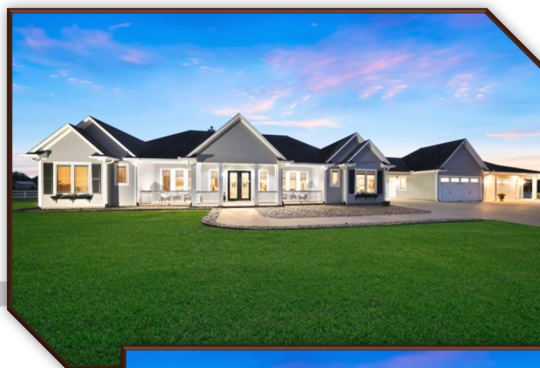
- 18 feet deep Pond on about ³/₄ of an acre
- Septic with 3 - 750 gallon tanks
- Water Well - over 300 feet deep with 3HP stainless steel pump
- Resurfaced Pier
- Fence installed with concrete along perimeter (1,400 feet)
- Stained wood covered patio
- Stone pavers over 4" reinforced concrete with rebar
- Limestone Outdoor Kitchen
- 4 Slabs of Granite for Countertops
- 5 Outdoor Speakers
- Installed exterior decorative lighting
- 4 Burner Grill
- Rotisserie
- 2 Sets of Double Gas Burners
- Storage Drawers
- Outdoor Refrigerator
- Double stainless sink
- Wrought Iron Fence/Gates for Partitions
- Irrigation through sprinklers both sides of home
- Retaining Wall/decorative border front elevation



- 19 Crepe Myrtles lining the entrance
- 20 Car parking capacity at the minimum

Construction

- 2 x 6 Raw Construction
- 5/8" Plywood
- Double Crown Molding
- Vapor Barrier/Hardy Board
- Foam filled insulation 5" deep
- 2 A/C Units - One 14 Seer and One New 16 Seer
- Full Home Generac® Generator
- 2 Tankless water heaters
- Fresh Air Unit that pumps into home daily
- Triple Dead Bolt doors
- Double Steel/Iron Front Doors
- 114 Coordinating Oil Rubbed Bronze Door Handles
- Staircase with 4 foot wide steps
- Pella Triple Paned Tinted Windows with built-in blinds
- Attic has a 4 degree temperature difference from inside of the house
- 300 yards of concrete for home and garage, beams 24" wide and 30" deep
- Rebar & Post Tension Cable
- House is Plumbed for Natural Gas if needed in the future
- 120 gallons of Propane usage per year
- 1000 gallon in ground tank of propane (a full tank = 6 1/2 years)
- Roof is Hurricane strapped to withstand strong winds
- Full house 6" gutters
- Storage Closet under the Stairwell
- Garage Doors with Remote Openers
- Insulated & Reinforced Garage Doors (Wind Bearing up to 140 mph)



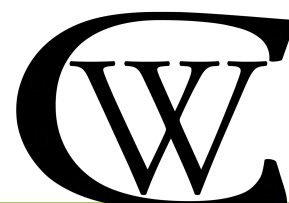
Interior Finishes

- Hardwood floors throughout (extra in the attic)
- Extensive use of crown molding
- Chair railing in Formal Dining
- Double tray ceilings
- Interior completely painted 2019
- Exterior completely painted 2018
- Gas/log fireplace in Living Room
- Extensive use of Solid Wood Built-Ins throughout
- Butler Pantry with wine rack
- Glass cabinet doors
- Wood blinds in Office
- Utility Room with Granite and Ironing Board Closet
- Huge storage room upstairs



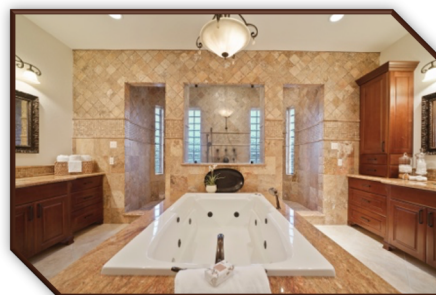
Kitchen

- Viking 6 Burner Gas Stove with 2 foot Griddle
- Viking Commercial vent hood
- 2018 Refrigerator/Freezer
- Custom Cabinets with Braided Trim
- Shelves in cabinets include lazy susans in each corner
- Drawer Microwave
- Mini Refrigerator
- Garbage Compactor
- 2 Convection Ovens
- Travertine backsplash
- Island scratch-less double deep sink
- Garbage Disposal
- Charcoal Filter



Master Bath

- Double Sided Gas Fireplace
- 2 Person Jetted Tub with Lights
- 3 Access points for Jetted Tub
- “Car Wash” walk through shower
- Shower with 4 Jets, Hand Wand and Rain Shower
- His & Hers Vanities with bull-nose granite
- Dressing Room area
- Private Owner’s Retreat
- Walk-in closet with built-ins and double racks



Game Room

- Bar with sink
- Hard wood floors
- Large balcony
- Screens on balcony for privacy



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