

4504 Braeburn Dr., Bellaire, Texas 77401

(FEATURES, AWARDS, AND EXCLUSIONS, see floor plans on-line for room locations)

Home Highlights

Interior Design Awards (Guest House only)

2009 American Society of Interior Designers:

- Winner - Best Residential Theater Room
- Honorable Mention - Best Residential Interior (Under 3500 square feet)
- Honorable Mention- Best Special Function Room (for the guest suite)

2004 Bellaire Showcase Home, built by Scott Frasier, designed by Award Winning Sandra Castellanos and Robert Samen.

- ❖ Year Built: Main House 2004 (Per Builder) Guest House 2009 (Per Owner)
- ❖ Five Bedrooms total plus Optional Gameroom/BR in Main House
- ❖ Six full baths, two half baths
- ❖ 2,345.444 – Main House, First Floor sq.ft.
2,902.794 – Main House, Second Floor sq. ft.
1,102.674 – Guest House, First Floor sq. ft.
1,630.194 – Guest House, Second Floor sq.ft.
7,981.106 – Total Heated and Cooled sq.ft. (Per Floor Plan Graphics)
- ❖ 18,199 sq. ft. Estate Sized Lot (Per HCAD)
- ❖ Gated Entry with automated opening
- ❖ Custom iron fencing and railing inside and outside integrated with brick fence posting
- ❖ Brick-paved primary driveway with concrete drive/extra parking for Guest House
- ❖ Garage parking for four vehicles (two each for Main and Guest Houses) inside Gated Entry
- ❖ Accent lighting throughout grounds and home
- ❖ Gas accent lighting by Front Door Main House
- ❖ Full-zoned sprinkler system front and back
- ❖ Stained wood garage doors
- ❖ Front Courtyard security cameras, additional side/rear and two bedrooms
- ❖ Ceiling sprinkler system throughout
- ❖ High-end double-insulated wood windows
- ❖ Omni Home Automation System by HAI

Main House First Floor

Foyer/Entry Sequence

- ❖ Black and white diamond-pattern travertine
- ❖ Stained wood archways and wood beams
- ❖ Wrought iron chandelier
- ❖ Recessed halogen lighting
- ❖ Dramatic 22' high Entry with overlooking windows and glass chandelier
- ❖ Glass panel front door with custom wrought iron
- ❖ Sweeping spiral staircase with custom iron railing

Formal Living/Office

- ❖ Stained-wood glass-front pocket doors
- ❖ Oak hardwood floors
- ❖ Walnut/Maple floor transition between spaces
- ❖ Block-paneled walls
- ❖ Recessed lighting
- ❖ Custom cabinets and built-ins
- ❖ Crown molding

Formal Dining

- ❖ Stained-wood diamond-block ceiling beams
- ❖ Custom painted walls
- ❖ Recessed halogen lighting
- ❖ Custom wood shutters

Sunken Wine Room/Bar

- ❖ Pass-through to dining room
- ❖ Brick herring-bone pattern floor
- ❖ Barrel-vaulted ceiling with custom stenciling
- ❖ Recessed lighting
- ❖ Sconce lighting
- ❖ Granite counters with stainless sink
- ❖ Temperature controlled wine refrigerator
- ❖ Glass-front cabinets
- ❖ Wood tumbler and wineglass racks
- ❖ Custom wooden wine storage system

Family Room

- ❖ Stained oak floors
- ❖ Recessed lighting
- ❖ Stained wood beams in block pattern
- ❖ Custom built-in cabinetry
- ❖ Stained wood French doors let in natural light
- ❖ Custom window treatments
- ❖ Cast-stone fireplace mantel
- ❖ Walnut/Maple floor transitions
- ❖ Candle sconces
- ❖ Ceiling fan

Kitchen

- ❖ Travertine-tile floor
- ❖ Granite counters
- ❖ Granite-topped island with a six-burner Décor range and vegetable sink
- ❖ Custom iron chandeliers above island
- ❖ SubZero Refrigerator/Freezer
- ❖ U-Line ice maker
- ❖ Décor double convection ovens
- ❖ Bosh dishwasher
- ❖ Built-in stainless Décor microwave
- ❖ Custom Brookhaven cabinets with glass fronts
- ❖ Under-counter lighting
- ❖ Crown molding
- ❖ Breakfast nook with Iron chandelier
- ❖ Custom window covering
- ❖ Stained glass-front French doors.
- ❖ Butler's pantry off kitchen
- ❖ Cabinets with glass front shelves
- ❖ Granite counters
- ❖ Travertine tile floors

Main House Second Floor

Landing Bridge

- ❖ Barrel-vault ceilings
- ❖ Oak hardwood floors
- ❖ Custom glass chandeliers
- ❖ Custom iron railing
- ❖ Arched entryways
- ❖ Open to foyer below from both sides

Master Bedroom

- ❖ Angled wide-plank Walnut floors
- ❖ Panel-vaulted ceiling with recessed lighting
- ❖ Custom entertainment center with drawers and cabinets, marble countertop
- ❖ Custom ceiling speakers
- ❖ Art niche

Master Bath-Closet Suite

- ❖ Breakfast bar with stainless refrigerator
- ❖ Custom Onyx countertops with stainless sink
- ❖ Barrel-vaulted ceiling
- ❖ Travertine tile floors
- ❖ Art niches
- ❖ Recessed lighting
- ❖ Custom wood shutters
- ❖ Jetted tub with Onyx surround
- ❖ Double vanities with Onyx countertops
- ❖ His/Hers walk-in closets with Walnut hardwoods and custom-built glass faced cabinets and pull-downs. Home Office off W.I.C.
- ❖ Master shower with Travertine surround and multiple shower-heads

Laundry Room

- ❖ Travertine black and white tile floor
- ❖ Custom cabinetry with stainless sink
- ❖ Storage closet

Second Bedroom

- ❖ Barrel-vaulted entry off landing bridge
- ❖ Recessed lighting
- ❖ High-end Berber carpet
- ❖ Crown molding
- ❖ Full bath with arched-marble surround shower and marble countertops
- ❖ Marble-tiled floors with decorative inlay

Third Bedroom

- ❖ High-end Berber carpet
- ❖ Walk-in closet
- ❖ Crown molding
- ❖ Ceiling fan
- ❖ Recessed lighting
- ❖ Custom wood shutters
- ❖ Full bath with black and white floor tile, granite countertops, and subway-tile surround shower

Fourth Bedroom

- ❖ High-end Berber carpet
- ❖ Crown molding
- ❖ Recessed lighting
- ❖ Walk-in closet
- ❖ Ceiling fan
- ❖ Full bath with granite counter
- ❖ Shower has arched-tile surround shower
- ❖ Diamond tile floor inlays

Gameroom/Optional Fifth Bedroom

- ❖ Crown molding
- ❖ Recessed lighting and ceiling speakers
- ❖ Wainscoting
- ❖ Double-paneled entry doors with glass transom
- ❖ Door to Master Bath via Home Office

Main House Exclusions

- Furnishings are NOT being included in the offering price.

- Remaining chandeliers, televisions and AV equipment are INCLUDED.

Guest House

The entire Guest House and Theater are offered as “turnkey,” including all remaining furnishings (including porch), electronics, and speakers.

- ❖ Connected to the main house via Covered Walkway with brick pillars, beadboard ceiling, slate tile floor, and recessed lighting
- ❖ Full-width covered porch with slate tile floor, custom outdoor curtains, continuing recessed lighting in beadboard ceiling
 - Wood ceiling beams
 - Ceiling fans
 - Recessed ceiling speakers
 - Iron railing
 - Full summer kitchen with granite counters, Stainless Viking Grill, side burners, bread warmer and rotisserie attachment
 - Stainless Viking Refrigerator
 - Stainless vegetable sink

Guest House First Floor

Gameroom

- ❖ Rotel Surround System for TV
- ❖ Wide-plank Walnut floors
- ❖ Stained wood-paneled entertainment center with built-in storage
- ❖ Recessed lighting
- ❖ Wall of wood-stained glass-paneled French doors face back porch and yard
- ❖ Recessed ceiling speakers and other gameroom speakers stay
- ❖ Unique built-in double bunk-beds with hidden stair access with individual reading lights

Pool Bath and Dressing Area

- ❖ Marble tile and countertop
- ❖ Double crown molding
- ❖ Walk-in shower with marble surround
- ❖ Private changing room with separate door to porch and pool area with built-in towel rack and mirrored closet

Office

- ❖ Wood-stained block ceiling beams
- ❖ Walnut floors
- ❖ Curved and paneled custom built in bookcases with cabinets and entertainment center
- ❖ Recessed lighting
- ❖ Custom window treatments around stained wood windows

Kitchenette

- ❖ Slate tile floors
- ❖ Whirlpool Duet front-loading washer and dryer
- ❖ Maytag refrigerator/freezer
- ❖ Granite countertops with large porcelain sink
- ❖ Door accessing gate to guest house parking pad

Guest House Second Floor

Guest House Master Suite

- ❖ Walnut floors
- ❖ Recessed lighting
- ❖ Crown molding
- ❖ Sconce lighting
- ❖ Custom master closet area with massive storage and flexible closet space for guests
- ❖ Private kitchenette with marble countertops, stainless sink, built-in GE Profile Microwave
- ❖ Walnut floors
- ❖ Crown molding

Master Balcony

- ❖ Slate tile floors
- ❖ Ceiling fans
- ❖ Iron railing
- ❖ Beadboard ceiling
- ❖ Recessed lighting
- ❖ Sweeping view of huge backyard and pool

Guest House Master Bath

- ❖ Marble tile floors
- ❖ Jetted Bain-Ultra tub
- ❖ Large walk-in steam shower with multiple jets
- ❖ Double vanities with granite bowls and marble countertops
- ❖ Sconce lighting
- ❖ Ample storage closets

Guest House Theater/Media Room (full technical specifications and equipment list available in separate document – ALL EQUIPMENT/FURNISHINGS STAY)

- ❖ Theater above garage and separated from Guest House Master by short hall off stair landing
- ❖ Elegant theater-themed half-bath off hallway
- ❖ Mini-kitchen “Concession Area” just outside double-padded entry doors has GE Monogram refrigerator, Gold Medal Ultra 60 Special popcorn maker, and glass candy case
- ❖ Huge custom designed theater has four plush theater chairs, long theater couch behind with seating for at least six, front floor area with two beanbag chairs and room for more
- ❖ Low voltage halogen lighting

- ❖ Textured and vaulted ceiling cased with birds-eye Maple vaulting and rope lighting, acoustically padded walls with birds-eye Maple accents
- ❖ Theater sconce lighting
- ❖ Theater-patterned carpet

Backyard

- ❖ Oversize 18,000+ square foot lot
- ❖ Fully landscaped yard with full zone sprinkler system
- ❖ Zoysia grass courtyard (also in front yard)
- ❖ Gated and fenced pool area with spa. Pool chairs and umbrellas stay
- ❖ Outdoor lighting (back and front)
- ❖ Pavers surround pool area, other walkways are concrete or slate
- ❖ Mosquito system for Main House and pool area