

Heritage Collection Homes

homes of integrity

805 Knob Hill Court Argyle, Texas

Sales Information:

6326 Square feet of living area per plans (8112 Square Feet under roof per plans)
2.5 Wooded acres in Pilot Knob Estates
Argyle Independent School District
Versatile Open Floor plan that flows with great traffic patterns
Porte-Cohere to Motor Court that services Two Separate Garages (1 mop sink)
Dual Staircases.. Entry stairs are Natural Travertine Stone.. Custom Handrail
5 bedrooms (Master Suite and Guest room downstairs) (3 Upstairs)
Remote Office off of Porte-Cohere
4 full bathrooms (one is Jack and Jill bath with TWO separate vanities)
Music Room Loggia Entry plus Formal Dining Room finished with Venetian Plaster Walls
Family Room with Cast Stone Fireplace w/ Red Oak Hand-Scraped Wooden floors
Antique Brick Arched Cook Wall w/ 48" free standing Gas Stainless Chef's Range
Open Concept Family Eating and Entertaining Area
Master Retreat with Sitting Area ..Attached Exercise Room... Elegant Master Bath
Separate Mom's Office with Built-In Computer Desk and Large Closet for Files/Storage
Open Gallery leads to Vaulted Game Room upstairs to Bi-Level Media Room
Separate Computer Room with built-in Custom Desk
Young Playroom or Home School Room or Craft room FROG! (FAM Room over the Garage!)
Separate Oversized Cedar Closet
Family-Sized Laundry/ Mud Room with Stainless Steel sink

"Lagniappe" Detail Touches:

8' Custom Old World Steel and Flemish Glass entry door with Baldwin Entry Lock set
Versailles Pattern Honed Travertine flooring in Entry, Dining, Music Loggia, and Staircase
18" Slate Flooring in Kitchen, Back Hall, Guest Bath and Shower, Laundry Room, Mom's Office
Faux- glazed Custom Ash Cabinets in Most Areas
Entertainment Center Custom Furniture Painted with European Hinges
Knotty Alder Stained Kitchen Cabinets with European Hinges
Raised Monogram Dishwasher with Custom Cabinet Panel Door Hidden Controls
Monogram Warming Drawer and Monogram Stainless Microwave in addition to Coffee/Tea Garage

Built-in Monogram 48" Refrigerator with Custom Cabinet Door Panels
Hand Troweled Walls in Entry, Stairwell, Master Suite and Bath, Family Room, Kitchen (ceiling)
Guest Bath, All Upstairs Bathrooms
Game Room Snack Area with Stainless Sink and Refrigerator
Designer Track light System in Game room
Unique Custom Mirrors in all Bathrooms
Oil Rubbed Designer Hardware and Door Levers
8' Solid Core Roman Doors
Premium 3cm Granite in Kitchen, Master Bath, Guest Bath and Upstairs Bath Vanities
Antiqued Powder Bath Vanity and Mirror and Light Fixture with Lighted Vessel Sink
Metallic Faux Finished Octagonal Popup with Light Trough in Master Bedroom
24" Honed Travertine Tiled floors, Pass-Through Travertine Shower with Rain head Showerhead,
Hand-held Showerhead IN ADDITION TO Normal Showerhead
"Carneros" Jacuzzi Tub with Patterned Travertine Flooring and Tub Surround
12'-26' Ceilings with Triple Crown Moldings in Living Areas
Extensive Moldings throughout house with Boxed Ceilings and with Light Troughs
Elaborate Master Closet.. Extensive Shelving with Seasonal Hanging Spaces...builtin Ironing Board
Furniture Quality Lingerie Chest and Chest of Drawers...Island of Shoe Shelving
Separate Vanities with Granite Tops and Under mount Porcelain Sinks with Separate Cabinet Storage
Additional Vanity with Knee Space, Fluorescent Lightbars plus windows for Natural lighting and Cans
Custom Wood Framed Beveled Mirrors in Master Bath
Handmade Stained Red Oak Handrail with ¾" Custom Steel Balusters
Imported Natural Stone Tone Tiles in Showers, Vanities and Flooring Upstairs Bathrooms

Exterior Specifications:

Acme Brick and Renaissance Cut Natural Stone with Cast Stone Architectural Accents
Capstone 40 year GAF Roof
Double-Paned Thermal Break Gas-filled Low E Vinyl Windows
5 Wrought Iron Coach Lanterns at Front and Porte Cohere Entries
Brick Accented Entry with Scored Concrete Areas of Design
Architectural Exterior Lighting
Aggregate Washed Driveways with Brick and Scored Concrete Details
Perfect Setting for Large Family Pool with Entry to Slate Trimmed Guest Bath

Mechanical Details:

3 Zone 18 Seer Heat Pumps with Programmable Thermostats with High Efficiency BiFuel Heating
Security System with Smoke and Fire Alarms with 3 Security Pads throughout house

Quality Sound System in Formals, Family Areas, Master Suite and Patio
Pre-wired for Integrated Sound, TV(RG6), Internet, Satellite Dish, Cable, Data, Phone Cat 5E)
With Central Control Panel
Pre-wired for Surround Sound in Media Room Rope Light Trough
3 Gas Hot Water Heaters w/ Circulating Pump
Rocker Switches throughout home... Recessed Canned Lighting throughout
Designer Custom Light Fixtures and Sconces
Remote Custom Exhaust System to Reduce Noise and Eliminate Odors from Cooking Area
¾ hp Disposal in Double Stainless Sink in Main Kitchen.. ½ hp Disposal in Veggie Stainless Sink
Schlage Dead Bolts.. Baldwin Distressed Oil Rubbed Entry Set, Oil Rubbed Door Levers and Hardware
11 Old World Designer Ceiling Fans in Bedrooms and Living Areas
Irrigation System
Landscape with Stone Retaining Walls
Central Vacuum System

Structural Specifications

Engineered Post Tension Foundation elevated 2 ft above grade for Presence
Dupont Tyvek Exterior House Wrap for Insulation
Solid Panel Kool-Ply Roof Decking
Engineered Open Web Floor Truss System with 1 1/8" glue down plywood decking
R14/19 plus Insulation in Walls and R49 Insulation in Ceilings
Exterior 100% Masonry and Hardi Board