**3072 Arapaho Ridge Dr.**

6 acres, fully fenced with wood four-rail fence

Main house - 4 or 5 bedroom, 5.5 bath; 6,333 sq’

Guest house 2 bedroom 1.5 bath; 1329 sq’

Custom CGM - Builder

**MAIN HOUSE**

*Doors:*Front doors are 10 foot arched custom doors with leaded beveled glass.  Seven sets of custom double French doors.  All four sets of exterior double doors on the back of the house were made to open outward for flow of traffic while entertaining, as well as the study doors on the front of the house.

*Outdoor Electrical:*Exterior front and back soffit plugs for Christmas lights controlled by switch and timer in coat closet (extra emergency shut off for water also in coat closet). There are additional electrical stubbed out to add future landscape lighting in the front and back. Low voltage pathway and stair lighting inside and outside. Exterior hot and cold hose bib at garage/carport area.

*Entryway/Music Room*: flooring - foundation is recessed, with travertine flooring. Brick barrel vault ceiling and walls in music room were designed for perfect acoustics.  The brick is reclaimed brick from an old home that burned down.  Brick masons cut the faces off the brick to salvage as many pieces as possible to repurpose.  The charring and the remnants of mortar offer charm and character. This brick is also used in the mud room, laundry room floors, and in a herringbone pattern for the “dog washing shower” in utility room.

*Hardwood floors*: Pecan wood floors are true solid (no veneers, non-engineered). The foundation was recessed to install using the tar and screed method to leave hollow space beneath the wood, so that it feels and sounds like a historic home’s floor. Incredibly durable finish.

*Fireplace*: A true masonry chimney goes the length to the roof for authentic use of a focal point fireplace with a foundation designed to support the weight. Burns wood with the option of gas lighting. The same features apply to the outdoor fireplace.

*Windows*: All solid wood (stain grade - not paint grade wood) Pella casement windows, with transoms, with snap out grilles for cleaning. Solid wood Plantation shutters in master bath.

*Lighting:*Light fixtures gathered from Horchow, Neiman Marcus and Round Top.

*Kitchen:*Strikingly nice appliances include full size double convection ovens, massive free standing Viking refrigerator with its twin freezer, large Thermodor Professional gas range, ice maker, and trash compactor. However, one hidden appliance is the warming drawer which is actually both a warming drawer *and*a slow cooker with moist and dry settings. Custom designed cabinets sport numerous hidden features: the two silverware drawers have sliding compartments to accommodate extra sets of flatware, slide-out platform beneath microwave to assist when cooking, and two cabinet doors made to look like drawers while opening shelves for larger items.  A huge apron-front stainless steel sink makes dishes easy and mess free. An elegant pot filler for easy cooking is set behind the stove top. All drawers are also “auto closing.”  The front wall of kitchen was designed to be double thicknesses to allow for very deep window sills for potted herbs, decorations etc.

*Pantry:* A huge pantry placed adjacent to the kitchen with floor to ceiling custom cabinetry including drawers and adjustable shelves throughout. Electrical outlets for charging appliances on shelves or on granite countertop. Pantry also contains extra refrigerator/freezer with ice maker (three total ice makers in the kitchen).

*Master Bedroom*: The master has the highest grade of memory foam pad beneath carpet. Kohler steam room with tiled lounge recliner doubles as a shower with body sprays, waterfall, and two shower heads. A champagne bubbler double sized tub is the focal point of the bathroom.  The master bathroom also includes a fridge, sink, and coffee station. All counter tops are special-order marble with paint colors custom matched to the marble.  While every ceiling in the house is unique architecturally, the master bathroom is the most significantly impressive with double groin vaults and chandeliers. Master closet has dressers, stackable washer and dryer closet, mirror, double height pull-down clothing rods and a full size hidden gun safe. Also, there is a separate master suite sound system with speakers in bedroom, bathroom, steam room/shower and closet.

*Study:*The study/library has floor to ceiling Alder wood stained mill work with open shelving and closed cabinetry, a desk/computer hub, hidden safe, printer drawers, etc. and a full size walk-in closet.  Bathroom with shower across the hall was designed so study could double as bedroom when needed. The bathroom outside the study and has a custom wall finish designed by a local artist using metallic Valhalan papers and paint to create a unique, sophisticated look.  This bathroom was finished off with a delightful rain shower and glass tile accents and glazed natural stone flooring

*Girl’s Bedroom*: The first bedroom has vaulted ceiling and authentic white washed pine floors. A seven-foot window seat folds out on piano hinges with wooden feet into a fullsize bed for overnight guests, beneath which has 3 large drawers, and above, a dainty chandelier.  Secret hideaway space under the stairs. Window is framed with tall book cases on both sides. (Amazing mill work) Bathroom has subway tiles and antique style tile floor. Attractive glass hardware throughout the room and bathroom, which has a marble countertop.

*Boys’ room*: When designing the house, the architect decided to create exciting future options for this space.  Plans allow for two large bedrooms and closets, or one extremely large bedroom.  With three boys, homeowners went for one shared room that also works as a gymnasium/playroom. Stained concrete floor, two story slanted ceiling, double wall thickness with reinforcements on the two story wall. This was designed to support a real rock-climbing feature wall or a future loft and is fully insulated and sound-proofed. However, currently it has a full-size basketball goal instead.

*Extra Room:*Over the boys’ closet and bathroom, and the girl’s closet and bathroom, the architect created a “tower” which served initially as a shared playroom, and was available to be accessed via secondary stairs in the boy’s room. This special room is also accessed through the “secret hallway” behind the bookcase in upstairs sitting room. This extra room was converted to a work-out space when the kids outgrew the playroom.

*Upstairs*: Up the main stairs there is a large sitting area, (that could be framed in for an additional bedroom), and a true guest room with a full bathroom and large closet.  Also, upstairs are multiple attic access doors for storage.

*Powder baths*: The first powder bath is off the hallway at the back of the game room to serve as a pool bath. This half bath has a pullout drawer at the base of custom cabinetry to serve as a step for little people to reach the bowl-sink mounted atop the fossil-filled limestone countertop. Oversized drawers are strategically placed for pool towel storage in the hallway along with and huge board game closet. Emergency gas shut-off also found there.

*Speakers:*Main house surround-sound includes speakers by garage/basketball goal, back porches, and “rock” speakers near pool and authentic round fire pit.

*Outside Living Space:*Built-in oversize grill, under- counter refrigerator, warming drawer, and sink make the outdoor kitchen fully functional apart from main kitchen. The outdoor living room has an elegant chandelier and recessed TV. Ceiling fans go the length of the long back porch ceiling, which is thirteen feet tall, and all bead board. Lovely stone columns and huge flagstone porches in front and back add a regal and awesome feel with a tremendous amount of entertaining space.  This space has accommodated outdoor parties with over 200 guests. (The long shared portion of private driveway accommodates a commendable amount of guest parking)

*Pools:*The large swimming pool with jumping rocks, waterfalls, sun deck, and fountains is enchanting and resort like. The significantly oversized hot-tub with extra bubblers, from which the water cascades down a “stream” (with stepping stones) to swimming pool.  Multi-colored LED lighting in both the pool and hot-tub add a futuristic look at night. Gorgeous landscaping surround and integrated into the pool design.  A remote is used to control pool features.

*Fire Pit:*The large built-in fire pit made from stone to match the house holds a double burner and easy to start with a gas key.

*Chicken coop:*The adorable hen house is hidden in the backyard, large enough for 15 chickens, supplying an endless number of eggs.

*Zip line:*100 foot zip line with a two story platform to take off from can support the weight of children through adults.

*Basketball Goal:*Professional basketball goal is at the edge of the cement near the garage with plenty of space for a good game. The goal is cemented into the ground with an adjustable height.

*Propane Tank:*There is an underground 500 gallon propane tank behind the garage to supply gas to the two tank less water heaters (Rinnai), pool heater, fire pit and multiple appliances.

*Lawn:*The grass is Zoysia “Palisades,” engineered by Texas A&M to thrive in this part of Texas as disease resistant and low water usage.  Large “soccer field” has also hosted out-door dances and extreme “glow-in-the-dark” Easter egg dodgeball.

*Pasture:*The southwest side of the property has horse safe fencing and gates with Bermuda grass and Timothy hay (which grows in cooler weather).

**GUEST HOUSE**

The guest cottage contains a master bedroom, large living room with 13’ ceiling, and fabulous kitchen space with granite countertops, a large island and stainless appliances. Upstairs is a HUGE bedroom (easily hold 4 twin beds) and a gigantic closet. Adorable powder bath with an antique dresser converted into a vanity with a copper sink.  Tons of storage and great laundry room in this guest house.  Perfect home for grandma or to host guests on a regular basis. The front door is a huge Brazilian Cherry custom door, and hardware throughout is upgraded to solid brass and pewter.