

9412 Grand Summit Blvd. – Features

Exterior

- Gated entrance (Subdivision and Property)
- 3 Rail Vinyl Fence on the front
- Paved asphalt driveway
- Flatwork is Stained Concrete with rock salt treatment and anti-slip application
- Oversize driveway and walkway (stained treated concrete and anti-slip application)
- 72" In Ground Mega Slam Basketball Goal (half court)
- 3 car oversize garage – all spaces accommodate a crew cab long bed pickup truck
- Insulated, wood garage doors
- Blended Barrel Tile roof
- Stone & Stucco siding
- 6" OGEE-Style seamless rain gutter system (full), with ¾" downspout and Rain chain
- 10' X 6' Custom Iron & Glass double door entry
- Professional landscaping with in-ground programmable sprinkler system (front and back)
- Gravel drive to Workshop with full turnaround and gravel walkway from garage
- 30x50 metal workshop w/2 oversized 12'X12' rollup bay doors, Wi-Fi internet and hard wire connection to house network with visual and audio control 4 system and high capacity electric connection for running shop equipment (outdoor lighting has a toggle switch in house garage to conveniently turn on/off lights)
 - Also attached is a 13'X14' Covered Patio
 - Also attached is a 14'X14' well house with 10'X10' rollup bay door that houses water treatment system
 - Insulated and vented (no AC)
- Kinetico Water Conditioning System that includes two Water softening tanks and 20 gallon Reverse Osmosis Water filtering system (located in garage)
- 2,500 gallon water tank with mechanical filter, UV filter, sediment filter, and sulfur filter
- High flow 390' deep well and pump with pressure tank
- 1,000 gallon propane, buried – feeds stovetop, both fireplaces, outdoor grill
- Exterior walls and all plumbing walls are 2X6 construction
- R-23 "Bib" insulation in all 2X6 exterior walls with spray in foam in attic, all interior walls have R-11 unfaced batt insulation for sound deadening.
- Exterior (and interior) house stone: Autumn Blend with Chop lay
- Electric Utilities buried to house and ready for pool equipment near house.
- Three variable speed Lennox A/C
 - 4 ton system, Seer 16 (media/game/kitchen)
 - 2 ton system, Seer 16 (master/office)
 - 2 ton system, Seer 16 (bedrooms/mud)

- AT&T Fiber – Gigabit Internet Service (buried feed to house)
- ADT Monitored Security System with motion detection and glass breakage detection
- Septic tank designed, permitted and installed for future guest house site, and future pool site
- Outdoor kitchen with built-in BBQ grill
- In-wall pest control system, serviced since inception for strong perimeter defense

Interior

- Solid core, stain grade knotty alder, 8' doors throughout.
- 5" stain grade knotty alder crown molding
- All windows are cased trim stain grade knotty alder
- All door casings are 1X4 stain grade knotty alder with 1X6 headers and crown molding
- All baseboards are 1X8 stain grade knotty alder
- Stain grade knotty alder custom cabinetry and built-ins throughout, with soft close cabinet hardware
- Casablanca ceiling fans throughout
- Ceiling treatments throughout including beams, 2 step pop-ups with LED rope lights, wood, and custom paint.
- LO SONE exhaust fans in bathrooms (quiet and high flow)
- Dual tankless water heaters with re-circulation pumps
- Fiberglass shower pans with Red Guard in all wet areas and liquid rubber coating applied over cement board (for water proofing).
- Araknis high-speed broadband router with access points for high speed network in house and barn that can be monitored and updated remotely by IT company
- Control 4 Smart Home Technology enhances lifestyle with simple, yet sophisticated control of music, video, lights and climate from a programmable light switch, handheld remote or smart device (phone, tablet, etc...)
- In ceiling speakers throughout including patios.
- Travertine 4 tile layout pattern with tight seams (grouting by hand) throughout common areas and bathrooms
- Wide plank English oak wood floors in Office, Bedrooms

Kitchen/Living/Dining

- Stainless Steel KitchenAid (Chef grade) appliances, with 48" Commercial Style 6 burner propane gas stove, 48" Vent Hood with 1200 CFM Blower, clear-ice maker, wind fridge, microwave and 30" double wall ovens
- KitchenAid Sub-zero refrigerator and freezer built into stain grade knotty alder custom cabinetry
- Oversized island with roughhewn granite single basin sink
- Under-cabinet LED lighting
- Level 5 Granite countertops
- Vaulted wood paneled ceiling with beams 21'3" high

- Recessed lighting
- 2 sets of double French doors leading to back patio
- Built in bookshelves
- Floor to ceiling stone fireplace with gas starter & stone logs
- Custom unique live edge mesquite wood mantle built by SW Trading Post in Bee Cave
- In ceiling speakers

Office

- Wood framed/glass pocket doors
- Full core stained grade knotty alder door
- Wood beamed ceiling
- Recessed lights
- In-ceiling speakers
- Stain grade knotty alder built ins
- Dual layer window treatment with blackout and decorative layers

Master Bedroom & Bath

- Tray ceiling with LED rope lighting and custom painted ceiling
- French Doors
- Rustic stone custom walk-in shower with 2 high flow Brizo shower heads plus a Brizo ceiling mounted Raincan Shower Head all controlled with their own diverter
- Mirabelle 8 Jet Whirlpool 72"X42"X22" with 1.75HP 2 Speed Pump (72 Gallon Capacity)
- Level 5 Granite counters and tub surround
- In ceiling speakers
- Oversized walk-in closet with custom built-in cabinetry
- Cabela's Magnum Series gun safe (65.5"X36"X28.5") with 7 gauge steel, fire certified for 2.5 hours at 1200 degrees built into closet

Laundry Room

- Custom built in cabinetry with linen storage
- Utility sink
- Large capacity LG Direct Drive Washer & Dryer

Theater Room

- Epson High Definition Projector
- 120" Screen Innovations Black Diamond Motorized Blackout Screen
- Pioneer Elite/Polk Audio 7.1 Dolby Digital/THX Surround sound System

Game Room

- Full bar with custom made live edge mesquite wood top built by SW Trading post in Bee Cave
- KitchenAid stainless steel bar fridge
- Hammered Copper sink – oil rubbed bronze
- Exposed wood beam ceiling
- In ceiling speakers

Back Patio

- Outdoor kitchen with granite counters
- Built in propane gas grill
- Outdoor fireplace with propane gas
- Direct access to bathroom – great for future pool
- Wood paneled ceiling and exposed wood beams
- Hill Country views
- Wired for sound
- Outdoor TV

Wildlife Exemption, HOA dues include cost for maintaining. See agent for details