

# 11603 Blalock Lane

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*Delightful Bunker Hill classic with spectacular amenities to suit any buyers needs. Dramatic 2-story entry, banquet dining room, family room with glass window overlooking pool, spa and fountain. Gourmet kitchen with large morning room overlooking pool. Wine cellar, lovely master suite down, all bedrooms are en suite; handsome paneled study with copious storage; elevator; mother-in-law suite; 4 fireplaces; incredible lighting for artwork; 3<sup>rd</sup> floor playroom and garret. Truly a joy to show!*

**3 Floors; 5 - 6 Bedrooms; 6 Full Baths /1 Half Bath; Attached Oversized 3-Car Garage  
7,501sq ft (per Appraisal District) on 25,259 Lot (Per Appraisal District)**

## ENTRY

Brick home on corner lot with wide circular drive  
Covered brick entry porch supported by 4 stone columns  
Professionally landscaped grounds with mature trees, roses, gardenias, magnolias, live oaks and automatic sprinklers  
Mahogany entry door with full length leaded and beveled glass panel insert, dual sidelights, arched fanlight transom and arched and carved cast stone casing with keystone detail  
Dual wall-mounted gas coachman's lanterns

## FOYER – 15' X 18'

2-story Foyer (20' ceiling height)  
Decorative 2<sup>nd</sup> tier Palladian window over front door  
Ceiling mounted multi-tiered polished brass toned hanging chandelier with alabastered glass globes on electric lift\*  
Curving suspended stairway with block paneling, hardwood treads, recessed tread lighting, and custom scrolled ironwork balustrade set in wood footing with wrought iron handrail

Closet with hanging bar, overhead shelf and jamb light  
Upholstered accent wall  
Multi-piece crown molding  
Recessed lighting  
Recessed directional art lighting  
Diagonally set 16" x 16" travertine tile floor inlaid with 5" x 5" polished granite accent tiles and extended height (9") double-edged baseboards  
Carved cased archway to Gallery Hall  
Carved cased archway to Dining Room  
Carved cased archway to Living Room

## LIVING ROOM – 16' 3" X 14'

Two tall (8' 9") divided light fixed windows with arched fanlight transoms  
Multi-piece crown molding overlays ceiling  
Recessed lighting  
Recessed directional art lighting  
Ceiling mounted speakers  
Hardwood floor with extended height (9") double-edged baseboards  
Divided light glass door to Gallery Hall

## DINING ROOM - 16' 4" X 18'

Two tall (8' 9") divided light fixed windows with arched fanlight transoms  
Gas log fireplace with carved wood mantel with dentil details, block paneling over mantel, granite tile surround and granite tile hearth framed into hardwood floor  
Faux finished walls and ceiling  
Multi-piece crown molding overlays ceiling  
Recessed lighting  
Recessed directional art lighting  
Ceiling mounted speakers  
Hardwood floor with extended height (9") double-edged baseboards  
Double wood doors to Butler's Pantry (doors fold flat to wall)  
*[Chandelier is Excluded]*

## BUTLER'S PANTRY

Upper wood cabinets with adjustable glass shelves, divided light glass faces, interior lighting, under-cabinet lighting and top-of-cabinet display space  
Slab granite buffet server with stone tile backsplash and drawers and cabinets below

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Marvel under-counter glass-faced wine refrigerator  
Stainless sink with goose-necked fixtures  
Walk-In Pantry (6' x 8' 8") with (5) wrap-around shelves, built-in spice rack on door and jamb light  
Recessed lighting  
Crown molding  
Hardwood floor  
Cased opening to Kitchen

## KITCHEN – 19' 2" x 17'

Wood cabinets with under-cabinet lighting and top of cabinet display space  
Custom cabinetry features include: custom hardware; wide drawers and cabinets; deep (pan) drawers; under-counter 2-tier rotating corner lazy susan; and trash slide  
Slab granite counters with carved ogee edges and 12" x 12" stone tile backsplash inlaid with contrasting accent tiles  
Under-mounted double stainless steel sink with single lever fixtures with retractable sprayer head and disposal  
Divided light sash window over sink  
Peninsula with slab granite counter, drawers and cabinets below, and elevated slab granite serving counter with breakfast bar seating  
Island with slab granite counter, breakfast bar seating and drawer and cabinet storage on three sides  
SubZero built-in refrigerator/freezer  
Thermador 5-burner gas cooktop (in Island) with Thermador retractable vent  
Sharp stainless steel microwave

Thermador stainless steel self-cleaning double ovens  
Thermador stainless steel dishwasher  
Crown molding  
Recessed lighting  
Recessed halogen lighting  
Recessed directional art lighting  
Hardwood floor with extended height (9") double-edged baseboards  
Open to Breakfast Room

## **Wine Nook (3' 7" x 6' 6")**

Custom scrolled ironwork entry door  
Tall (6' 10") built-in wine storage unit  
Built-in buffet server with slab granite top and cabinet storage below  
Wall-mounted sconce lighting

## **Kitchen Office**

Built-in desk with slab granite counter  
Upper level organization cubbies and adjustable shelves  
Drawers and file drawers

## BREAKFAST ROOM – 22' 5" x 15' 2"

Curvilinear wall of glass formed by bow window alcove with tall (6' 5") seamless butted-glass panels overlooking rear yard  
Decorative ironwork candelabra chandelier with "leaf" motif  
Two tall (6' 5") divided light sash windows with plantation shutters  
Walk-in closet with (5) built-in shelves  
Carpeted stairs to second floor with scrolled ironwork balustrade in wood footing and wall-mounted hardwood handrail

Multi-piece crown molding  
Recessed lighting  
Recessed halogen lighting  
Recessed directional art lighting  
Ceiling mounted speakers  
Hardwood floor with extended height (9") double-edged baseboards  
Cased opening to Family Room  
Cased opening to Kitchen Hall

## KITCHEN HALL – 4' 2" x 13'

Crown molding  
Hardwood floor  
Recessed lighting  
Door to Utility Room  
Door to Kitchen / Pool Bath  
Door to Elevator

## **Elevator (to 2 floors)**

Stained-wood block paneled interior  
Telephone  
Safety gate  
Large enough to fit a wheelchair and person pushing chair\*

## **Kitchen Bath / Pool Bath**

Decorative stone sink with oiled-bronzed fixtures set into 6" x 6" slate tile counter accented by "rope" stone border trim  
Cabinet over commode  
Shower with oiled-bronze fixtures, 12" x 12" slate tile surround accented by "rope" stone border trim and rimless glass door  
Faux finished walls  
Diagonally set 12" x 12" slate tile floor

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Divided light glass door to rear covered porch and pool terrace

## **Utility Room – 8' 9" x 8' 6"**

Space for full-sized washer and dryer  
Cabinets over washer and dryer  
Built-in counter with upper level cabinets and drawers and cabinets below  
Deep stainless soaking sink with single lever fixture and retractable sprayer head  
Drip dry hanging bar  
Closet with hanging bar and overhead shelf  
Multi-piece crown molding  
Ceiling mount fluorescent lighting  
11" x 11" stone tile floor  
Divided light glass door leads to rear pool terrace

## **FAMILY ROOM – 20' 4" x 31' 9"**

Curvilinear wall of glass formed by bow window alcove with tall (6' 5") seamless butted-glass panels overlooking rear yard  
Gas log fireplace with carved wood mantel, 6" x 6" granite tile surround and 6" x 6" granite tile hearth framed into hardwood floor  
Block paneled wall over mantel with wall-mount for flat screen TV  
Two built-ins on either side of fireplace with carved cased archways, adjustable glass shelves and under-counter cabinets  
Decorative ceiling mounted light  
Multi-piece crown molding  
Recessed lighting  
Recessed directional art lighting  
Ceiling mounted speakers

Hardwood floor with extended height (9") double-edged baseboards  
Archway to Master Suite Hall  
Cased opening to Gallery Hall

## **GALLERY HALL 25' 4" x 5' 2"**

Recessed lighting  
Hardwood floor with extended height (9") double-edged baseboards  
Stained-wood divided light double doors to paneled Library / Study  
Double bi-fold doors (that fold flat to wall) conceal pass-thru granite service counter of Wet Bar  
Door to Powder Room

## **Powder Room**

Decorative sink with fluted fixtures set into carved slab granite counter with furniture cabinet console below  
Decorative wood-framed vanity mirror  
Wall-mounted vanity lighting  
Alcove for commode  
Faux-finished walls and ceiling  
Multi-piece crown molding  
Recessed lighting  
Recessed halogen lighting  
Hardwood floor with extended height (9") double-edged baseboards

## **Mahogany\* Paneled Wet Bar**

Mahogany\* block-paneled walls  
Slab granite (L-shaped) counter with granite pass-thru service counter to Gallery Hall

Upper level adjustable shelves with under cabinet lighting and top-of-cabinet lighted display space  
Under-counter storage cabinets with interior lighting  
Round bronze-tone bar sink with oiled bronze gooseneck fixtures  
Under-counter Scotsman icemaker  
Crown molding  
Recessed lighting

## **MAHOGANY \* PANELED STUDY- 17' 9" x 14' 6"**

14' Beamed ceiling with elaborate crown molding with dentil details  
Mahogany\* block-paneled walls  
Two tall (8' 9") divided light fixed windows with arched fanlight transoms  
Gas log fireplace with carved wood mantel, slab granite surround, and slab granite hearth framed into hardwood floor  
Wall of tall arched bookcases with adjustable shelves, interior accent lighting and top of cabinet display space  
Built-in desk with archway with adjustable shelves above and drawers below  
Ceiling fan with light  
Custom exhaust fan (cigar smoking)\*  
Recessed lighting  
Recessed directional art lighting  
Ceiling mounted speakers  
Hardwood floor in herringbone pattern with contrasting inlaid hardwood border

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## MASTER SUITE HALL

Cased arched opening from the Family Room leads to Master Suite  
Recessed lights  
Recessed directional art lighting  
Multi-piece crown molding  
Hardwood floor  
Divided light glass door to rear garden terrace and pool  
Paneled door entry to Master Suite

## MASTER SUITE

### MASTER BEDROOM – 16' x 26'

Triple coffered ceiling to 12' 8" ceiling height with crown molding edging each interior coffer and recessed cove lighting  
Gas log fireplace with custom fireplace screen, electric ignition, carved wood mantel, marble tile surround and marble tile hearth  
Four tall (6' 5") divided light sash windows  
Ceiling fan with light  
Ceiling mounted speakers  
Recessed lighting  
Recessed directional art lighting  
Carpet  
Divided light glass door with plantation shutters to pool and rear garden terrace  
Double wood doors to Master Bath (that fold flat to wall)

### MASTER BATH

Two under-mounted sinks with polished brass-tone fixtures set into slab travertine

countertop with tumbled stone tile backsplash with "rope" border trim and cabinets and drawers below  
Vanity mirror with mirror-mounted light fixtures  
Vanity with knee space  
Shower with stone tile surround, seat, and rimless glass door  
Built-in linen closet with bench seat adjacent to shower  
Recessed alcove for whirlpool tub set in elevated travertine enclosure with tumbled stone surround with stone "rope" border trim and large window above with plantation shutters  
Separately enclosed water closet with Toto Washlet commode and window with plantation shutters  
Built-in linen closet with laundry drop cabinet  
Wall-mounted wood-framed full length dressing mirror  
Multi-piece crown molding  
Recessed lighting  
6" x 12" travertine tile floor

### MASTER CLOSETS

Two walk-in master closets, each with its own entrance  
**Closet # 1 – 9' 4" x 13' 4"**  
Two built-in shelf towers with 4 shelves  
Built-in chest of (4) drawers with hanging bar and adjustable shelves above

Wall of double hanging bars (11') with overhead shelf  
Wall of single hanging bars (6') with overhead shelf  
Built-in shoe tower with 8 angled shoe shelves  
Built-in chest of (5) drawers with cabinet above  
Bench seat with upper level cabinet  
Ceiling mounted (adjustable) track lighting  
Carpet

### **Closet # 2 – 7' 7" x 13' 2"**

Shelf tower with (6) shelves  
Wall-mounted tie/belt racks  
Built-in chest of (5) drawers  
Wall of double hanging bars (9') with overhead shelf  
Shelf tower with (4) shelves  
Two corner (3') units with double hanging bars  
Built-in chest of (5) drawers with upper level pull-down hanging bar  
Built-in shoe tower with 12 angled shoe shelves  
Ceiling mounted (adjustable) track lighting  
Carpet

## **SECOND FLOOR**

### SECOND FLOOR HALLWAY

Ceiling height of 9'

Scrolled ironwork balustrade overlooks entry foyer below  
Large Palladian window over front door  
Recessed lighting  
Carpet  
Carpeted stairs with wall-mounted hardwood hand rail descend to Kitchen  
Divided light double doors to Game Room with Kitchenette  
Divided light double doors to 2 bedroom Guest Suite  
Door to Bedroom # 2

**BEDROOM # 2 W/EN SUITE BATH**  
**16' 8" X 14'**

Two tall (5' 9") divided light sash windows with plantation shutters  
Ceiling fan with light  
Crown molding  
Carpet  
Walk-in closet with double and single hanging bars and overhead shelf  
Shared bath (also accessed from Game Room):  
Kohler sink with polished nickel and brass-tone fixtures set into 6" x 6" slate tile counter, with cabinets and drawers below; vanity mirror; crown molding; recessed lighting; separately enclosed wet area with cabinet over commode, tub/shower with 12" x 12" slate tile surround, sliding glass doors and diagonally set 12" x 12" slate tile floor

**TWO BEDROOM GUEST SUITE**

Divided light glass door with dual sidelights provides entry from second floor hallway to

central anteroom separating bedrooms on both sides  
Crown molding  
Recessed lighting  
Recessed art lighting  
Walk-in closet with hanging bar with overhead shelf and built-in shelf tower with (5) adjustable shelves  
Door to Bedroom # 3 (faces front of house)  
Door to Bedroom # 4 (also has rear entrance through Homework Loft)

**BEDROOM # 3 W/ EN SUITE MARBLE BATH**  
**14' 7" X 14' 7"**

Vestibule entry  
Wall with floor-to-ceiling built-in with tall cabinets on either side of center TV niche with cabinets above and below  
Two tall (5'9") divided light sash windows with plantation shutters  
Ceiling fan with light  
Wallpaper with ceiling level wallpaper border  
Carpet  
Walk-in closet with built-in shelf storage  
**Handicap accessible En Suite Marble Bath:**  
Wheelchair accessible granite vanity with side drawers  
Kohler artist's edition sink ("Prairie Flowers") with matching fixtures  
Triple vanity mirror with beveled mirror framing  
Mirror mounted vanity lighting  
Mirror mounted sconce lighting

Privacy alcove for Kohler artist's edition commode and bidet  
Walk-in shower with bench seat, space for wheelchair, two wall-mounted hand showers and dual toned marble tile surround  
Marble tile walls in two tones with contrasting border trim and recessed granite niches  
Diagonally set 8" x 8" marble tile floor

**BEDROOM # 4 W/EN SUITE MARBLE BATH**  
**15' 4" X 14'**

Vestibule entry  
Two tall (5'9") divided light sash windows with plantation shutters  
Ceiling fan with light  
Carpet  
Three walk-in closets with double and single hanging bars with overhead shelf and built-in shelf towers

**En Suite Marble Bath:**

Kohler sink with brass-tone fixtures and drawers and cabinets below  
Vanity mirror with beveled mirror framing  
Mirror mounted vanity lighting  
Privacy alcove for commode  
Tub/shower with dual toned marble tile surround and wall mounted hand shower attachment (with height adjustment)  
Marble tile walls in two tones with contrasting border trim  
Recessed linen shelves  
Diagonally set 8" x 8" marble tile floor

Exit door to Homework Loft

GAME ROOM W/KITCHENETTE – 20' X 32'

Curvilinear wall of glass formed by 5 sets of tall divided light sash windows with plantation shutters set in bow window alcove overlooking open air balcony with scrolled ironwork balustrade  
Built-in entertainment center with tall bookcases with adjustable shelves on either side of center TV Niche with cabinet storage below  
Ornamental coffered ceiling to 10' 10" ceiling height  
Multi-piece crown molding  
Recessed lighting  
Recessed directional art lighting  
Ceiling fan  
Carpet  
Door to attic access with standing-height floored attic storage area  
Double divided light glass doors to Homework Loft

**Kitchenette**

GE cooktop with 2 electric burners  
Stainless steel sink set into 6" x 6" slate tile counter with drawers and cabinets below  
Under-counter Marvel refrigerator  
Upper level divided light glass-faced cabinets  
GE stainless steel under-cabinet microwave

UPSTAIRS STUDY / HOMEWORK LOFT

22' 3" X 11' 7"

Built-in curvilinear glass-topped desk with upper level book cases and under-counter drawers, file drawers and storage cabinets  
Walk-in closet with hanging bar with overhead shelf  
Elevator (to two floors)  
Large divided light window with plantation shutters  
Crown molding  
Carpet  
Vestibule entry to Guest Suite (via door to Bedroom # 4)  
Divided light glass door provides access to open air balcony with scrolled ironwork balustrade overlooking rear garden terrace and pool below  
Carpeted stairs to third floor with dual wall-mounted hard wood hand-rails concealed behind door  
Door to Bedroom # 5

BEDROOM # 5 W/ EN SUITE BATH

14' 9" X 12' 7"

Two tall divided light sash windows with plantation shutters  
Ceiling fan with light  
Crown molding  
Carpet  
Door to attic access with standing-height floored attic storage area

Walk-in closet with double and single hanging bars with overhead shelf and built-in shelf tower with (5) shelves  
En suite bath: Kohler sink with brass-tone fixtures set into glazed tile counter with cabinet storage below; two linen closets with laundry-drop compartments; privacy alcove for commode, cabinet over commode; window with plantation shutters; tub/shower with glazed tile surround and sliding glass doors and 6" x 12" travertine tile floor

**THIRD FLOOR**

CLIMATE CONTROLLED STORAGE

Carpeted area est. 7' x 11' with single hanging bars

"SECRET BEDROOM"

Built-in captains bed with 2 pull-out drawers in the base  
Recessed TV niche  
Built-in desk with adjustable shelves above  
Recessed closet area with double hanging bars and overhead shelf  
Door to attic access (location of hot water heaters)

PLAY ROOM – 15' X 10' 6"

Ceiling height of 6' 10"  
Two built-in lounges with upholstered cushions and interior storage space  
Circular accent window  
Arched dormer window  
Built-in bench seat with interior storage space

Recessed lighting  
Recessed directional art lighting  
Carpet

HOBBY ROOM – 16' 9" X 7' 1"

Lockable door  
Built-in cabinetry with lockable cabinets above  
and lockable drawers below  
Arched dormer window  
Corner double hanging bars  
Door to attic access with standing-height  
floored attic storage area  
Wood-grained laminate flooring

**OUTDOOR LIVING SPACE**

Variable depth heated pool with attached  
whirlpool spa, tanning shelf, stairs, bench  
seating and fountains  
Barefoot friendly "Cool deck"\* terrace and pool  
deck with limestone coping on pool\*  
Rear covered porch with brick columns and  
wrought iron fencing  
Recessed alcove for large circular fountain with  
brick bench seating  
Dining patio adjacent to pool overlooking rear  
yard with space for dining table and umbrella  
Space for gas grill; plumbed with gas  
connection  
Mosquito control system with multi-month tank\*  
Rear park-like setting with professionally  
landscaped yard with mature trees, 6 varieties  
of palms, flowering shrubs, grassy lawn,  
mature plantings, meandering flagstone

pathways, wrought iron accent fencing with  
gates and 6' wood privacy fence  
Fenced side yard, with lockable gate, grassy  
lawn and park-like setting with landscaped  
plantings, shrubs and mature trees  
Curved open-air balcony with scrolled ironwork  
railings on second floor overlooks garden  
terrace and pool below

**OTHER FEATURES**

Carved cast stone casings around front  
elevation first floor door and windows; with  
cast stone lintels and sills on second floor  
Extensive carved millwork and moldings  
throughout the property  
Extended height baseboards with double  
edging  
Interior solid core paneled doors throughout the  
property  
Many closets have jamb lights  
Lutron "one-touch" lighting system throughout  
the property  
Electric lift on chandelier in Foyer for ease in  
cleaning / maintenance  
Whole house audio system with central  
directory control includes Bose speakers with  
independent controls in the Kitchen, Master  
Suite, Study, Formal Living, Formal Dining  
and also outside terrace/pool area\*  
Pre-wired for cable and multiple phone lines\*  
Integrated telephone system with connection to  
intercom at front door\*

Extensive installed art lighting with adjustable  
heads and dimmers  
Zoned (4) HVAC system with programmable  
thermostat  
Two Hot water heaters (82 gallons and 89  
gallons) with circulating pump system for rapid  
delivery of hot water\*  
Insulated barrier on the roof and insulated  
ceiling on 2<sup>nd</sup> floor\*  
Two automatic heat exhaust fans that exhaust  
heat from 2<sup>nd</sup> and 3<sup>rd</sup> floors\*  
Pre-cut plywood custom sized to fit first floor  
windows in the event of severe weather\*  
Alarm system  
Significant standing-height floored attic storage  
space, with easy access in several locations  
Two seamless butted glass window alcoves  
overlook rear garden terrace & pool  
Remote controlled wrought iron driveway gate,  
lined with privacy screening  
8' Brick privacy wall along the full length of  
driveway  
Installed lightning rod with approved UL rating\*  
Additional exterior electric outlets installed in  
front yard for lighting decorations

GARAGE

Oversized 3-car garage with one single door  
and one double door; both with automatic  
door openers

**Double Garage**

Current Owner chooses to use it as  
storage space and an exercise room. A  
wall-mounted AC/Heat unit has been

added to the exercise room alcove, along with a full length wall-mounted mirror, ceiling level wall mount for TV and cable connection. Built-in shelving, space for refrigerator/ freezer, tool hooks and door to rear garden terrace and pool

**Single Garage**

Current owner chooses it use this space as a workshop and has it configured with a work bench and wrap-around shelving  
Wall-mounted retractable awning provides shade over (both) garage doors

\* = Per Seller

**EXCLUSIONS**

- Chandelier in Dining Room
- Statue in Rear Yard (Pool)

This floor plan does not calculate, nor purport to represent in any way the total square footage of the property depicted. This is a concept drawing and is not to be confused with, or used as, any sort of property appraisal. While every attempt has been made to ensure the accuracy of this floor plan, measurements are approximate and have been rounded for expediency. The services, systems and appliances shown in the floor plan have not been tested and no guarantee as to their operating ability, efficiency, or if they are indeed included in the sale of the property is implied by this concept drawing. Buyer should independently validate and verify all information visually depicted here.

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