

2801 Colquitt

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Elegant freestanding brownstone in the Upper Kirby area. Richly appointed with fine architectural detail and elements throughout. Updated kitchen with granite countertops, stainless appliances, SubZero, and Wolf range. Master bath with "his" and "her" areas. Elevator goes to all floors. Professionally landscaped backyard. Oversized garage will accommodate 4 or more cars. The basement level has a cozy wine room and was designed for office space. Office space has a separate entry from the house.

*4 Floors; 4 Bedrooms; 4 Full Baths / 2 Half Bath; Tandem 4-Car Underground Garage
5,692 House sq ft (per Appraiser) on 5,940 Lot (per H.C.A.D.); Built in 1989 (per H.C.A.D.)*

ENTRY

Professionally landscaped yard with mature trees, grassy lawn, flowering shrubs, planting beds, automatic sprinkler system, landscape lighting and curving paver-stone walk-way leading to side gate

Brick staircase with wrought iron handrails leads to covered front entry with brick archway and wall-mounted mailbox

Two gas coachman's lanterns

Under-staircase side entry door with full length glass panel insert is separate entrance to lower level office space

Flagstone pathway through grassy lawn from curb to paver-stone walkway and brick staircase

Easy-care paver-stone driveway with covered porch over garage entrance

ENTRY FOYER - 5' 10" X 28' 9"

8' stained-wood front door with decorative beveled and leaded glass panel insert and brass hardware

Custom mural wall covering with oriental motif

Staircase with wide (44') hardwood treads, wood-spindled balustrade, hardwood banister and wall mounted tread-lights

Elevator

Coat closet with hanging bar and overhead shelf
Closeted hardwood stairway to lower-level office space and Powder Room

Multi-piece crown molding

Recessed halogen lighting on dimmers

Hardwood floor with extended height (7") double-edged baseboards

Cased opening to Breakfast & Family Room

Open to Dining Room

Cased, double-pocket paneled doors to Living Room

POWDER ROOM

Located mid-staircase between the main level and lower level, for easy access from both levels

Pedestal sink with brass and white ceramic fixtures

Decorative vanity mirror

Wall-mounted sconce lighting

Wallpaper

Crown molding

12" x 12" marble tile floor

LIVING ROOM - 13' 9" X 19' 6"

Wood-burning and gas fireplace with wood mantel and surround with carved egg & dart molding and dentil details, and slab marble hearth framed into hardwood floor

Wood paneled over-mantel

Bay window alcove with tall (82") divided light sash windows

Two built-in display cases with adjustable shelves

Wall with floor-to-ceiling built-in bookcases with adjustable shelves

Multi-piece crown molding

Wallpaper

Recessed lighting on dimmer

Recessed halogen directional art lighting on dimmer

Recessed halogen spotlight on paneled over-mantel

Hardwood floor with extended height (7") double-edged baseboards

DINING ROOM - 15' 1" X 13'

Recessed alcove with floor to ceiling glass-block window panel and curvilinear walls

Two tall closets with mirrored doors with beveled edges, both with adjustable shelves and one with anti-tarnish cloth lining

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Multi-piece crown molding
Recessed halogen lighting on dimmers
Recessed lighting within windowed alcove
Hardwood floor with extended height (7") double-edged baseboards
Cased, double-pocket paneled doors to Family Room
Cased opening to Breakfast Room and Kitchen

BREAKFAST ROOM – 10' X 10'

Oval room with curvilinear wall of columned floor-to-ceiling divided-light glass panels overlooking rear garden terrace
Recessed halogen lighting on dimmer
Hardwood floor with extended height (7") double-edged baseboards
Open to Family Room
Open to Kitchen

KITCHEN – 22' X 12'

Wood cabinets with adjustable shelves and under-cabinet lighting
Custom cabinetry features include tall cabinets with adjustable shelves, broom closet with pegboard backing, wide cabinets and drawers, deep pan drawers, built-in bookshelf, and built-in desk space
Slab granite counters with bullnose edging and diagonally set 6" x 6" tone-on-tone stone tile backsplash in decorative pattern
Center kitchen island with slab granite counter with bullnose edging and breakfast bar seating, under-counter stainless steel KitchenAid icemaker and under-counter stainless steel Thermador warming drawer
GE Profile stainless steel dishwasher
Sharp "Carousel" stainless steel microwave
Under-counter Haier glass-faced beverage refrigerator
JennAir stainless steel self-cleaning glass-faced double ovens, upper level oven with convection capabilities
Built-in SubZero refrigerator/freezer
Wolf "Regency" pro series gas griddle
Wolf "Regency" pro series 6-burner gas cooktop
Stainless steel Vent-A-Hood with light over cooktop
Glass block window behind cooktop

Under-mounted stainless steel double sink with single lever goose-neck fixture with retractable sprayer head and disposal
Seamless glass window over sink overlooking rear garden terrace
Wallpaper
Multi-piece crown molding
Ceiling fan with light
Decorative 5-arm chandelabra chandelier over island
Recessed halogen lighting
Pocket door to Butler's Pantry with built-in ceiling level shelves; shelf tower with (5) shelves; wall with adjustable shelves; hardwood floor and divided light sash window
Hardwood floor with extended height (7") double-edged baseboards
Exit door to rear garden terrace, with seamless full length glass panel insert and overhead glass transom

FAMILY ROOM – 17' 3" X 24' 5"

Wood-burning and gas log fireplace with textured cast stone mantel and surround and curved stone tile hearth framed into hardwood floor
Wall of columned floor-to-ceiling divided-light glass windows overlooking rear garden terrace
Built-in wall with adjustable shelves above, space for flat screen TV and cabinet storage compartments below, one with pull-out drawer storage
Multi-piece crown molding
Ceiling fan
Recessed halogen lights with dimmer
Recessed spotlight on over-mantel
Recessed halogen directional art lights
Hardwood floor with extended height (7") double-edged baseboards
French doors with full length glass panel inserts, overhead glass transom and brass estate lever handles open to rear garden terrace
Pocket door to Rear Hall

REAR HALL

Walk-up cabinet access to rear of Family Room built-in allows for ease in running wiring and connecting up audio and video systems and components
Textured wall coverings

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Closet with (4) shelves
Wall-mounted sconce lighting
12" x 12" stone tile floor
Exit door to rear garden terrace, with seamless full length glass panel insert

Mud Room (8' x 9') with built-in hobby workbench with upper level pegboard for tools and under-counter storage; space for refrigerator / freezer; steps to lower level garage/office and 12" x 12" alternating black and white tile floor

Powder Room with vessel sink atop chiniserie furniture-cabinet base, recessed mirror-backed display shelving, textured wall covering, decorative vanity mirror, casement window and 12" x 12" stone tile floor

SECOND FLOOR

BEDROOM # 4 W/FULL BATH – 14' 10" X 12'

Vestibule entry from stairway
Two tall divided light sash windows
Wall mounted display shelf
Multi-piece crown molding
Ceiling mounted decorative candelabra light fixture and embossed ceiling medallion
Carpet
En Suite Bath with sink set into 4" x 4" glazed tile counter with drawers and cabinets below; medicine cabinet; vanity mirror; corner display cabinet; wallpaper; and carpet; a pocket door separates the wet area with tub/shower with 4" x 4" glazed tile surround; commode; casement window; wallpaper and 4" x 4" glazed tile floor
Walk-In Closet with double and single hanging bars and overhead shelf; full length mirror mounted on door; built-in shelf tower with (6) shelves and carpet

THIRD FLOOR

THIRD FLOOR HALLWAY

Curving wood-spindled balustrade topped with hardwood handrail overlooks stairway below
Elevator
Storage closet
Wall mounted sconce lighting

Large, double-door, step-in linen closet with built-in shelving
Carpeted stairs, with wall-mounted hardwood handrail, to fourth floor
Crown molding
Hardwood floor

Utility Room - 5' 8" x 2' 7"

Elevated platform for full sized, under-counter Kenmore Heavy Duty Washer and Dryer minimizes stooping and bending (Washer & Dryer Included)
Bi-fold doors conceal washer & dryer
Counter for folding clothes
Drip-dry rod

MASTER SUITE

MASTER BEDROOM – 17' 4" X 15' 4"

Vestibule entry
Built-in wall unit with upper level space for TV and lower level cabinets
Wall with triple sash windows
Opposite wall sash window (for cross ventilation)
Crown molding
Ceiling fan with light
Carpet

MASTER BATH

"His" and "Her" baths joined by walk-in shower in the middle
"His" Bath
Under-mounted sink with polished nickel fixtures set into marble counter with stained-wood furniture cabinet base below
Wall-mounted medicine-cabinet shelves
Commode
Casement window
12" x 12" marble tile floor

Luxury Shower

Marble tile surround accented with inlaid tone-on-tone stone tile
Polished nickel fixtures include rainfall showerhead and wall-mounted hand-shower with flexible hose arm
Corner Seat
Two rimless glass shower doors

"Her" Bath

Free-standing Victoria+Albert deep soaking tub on pedestal base with polished nickel fixtures including hand-shower attachment with flexible hose arm
Under-mounted sink with polished nickel fixtures set into marble counter with stained-wood furniture cabinet base below
Two decorative vanity mirrors
Wall mounted sconce lighting
Medicine cabinet
Tall recessed storage area with shelves
Commode
Casement window
12" x 12" marble tile floor

TWO WALK-IN MASTER CLOSETS

Closet # 1 (7' x 13' 9")

Coffee/Juice bar with stainless bar sink with gooseneck fixture set into slab marble counter
Under-counter MagicChef refrigerator
Double and single hanging bars with overhead shelf storage
Two shelf towers with built-in shelving
Built-in chest of (5) drawers with mirror backing and overhead shelving
Bench seat
Tie / Belt / Accessory Hooks

Closet # 2 (11' 9" x 9' 2")

Double and single hanging bars with overhead shelves
Wall of built-in Shelves (8' x 15")
Casement window

BEDROOM # 2 W/ FULL BATH – 14' X 12' 10

Wall with triple sash windows
Opposite wall sash window (for cross ventilation)
Ceiling fan with light
Crown molding
Carpet
En Suite Bath: cultured marble counter with integrated sink and drawers and cabinets below; medicine cabinet; vanity mirror; wallpaper; built-in linen cabinet; tub/shower with 4" x 4" tile surround; commode; divided light sash window; wallpaper and 4" x 4" tile floor

Walk-In Closet with double hanging bars and overhead shelf; and wall of built-in storage shelves

BEDROOM # 3 W/ FULL BATH – 20' 3" X 12' 2"

Wall with three divided light sash windows with plantation shutters
Ceiling mounted decorative metal chandelier with floral motif, cascading cut-glass drops and embossed ceiling medallion
Crown molding
Carpet
En Suite Bath: cultured marble counter with integrated sink and drawers and cabinets below; medicine cabinet; vanity mirror; wallpaper; built-in linen cabinet; shower with 4" x 4" tile surround and textured privacy-glass door; commode; wallpaper and 4" x 4" tile floor
Walk-In Closet with single hanging bar and overhead shelf; and 5 built-in shelves

FOURTH FLOOR

GAME ROOM / HOBBY ROOM – 10' 7" X 20' 7"

Built in counter-height storage shelves, with storage space below, run the length of the long wall (20'+)
Elevator
Ceiling mounted lighting
Vinyl flooring
Large walk-in closet with a single hanging bar with overhead shelf and a wall of built in shelving
Access door to standing-height attic storage space

LOWER LEVEL OFFICE SPACE

An independent and separate glass-door entrance from the street opens to a tiled staircase descending to a foyer / reception area

RECEPTION AREA – 20' 3" X 17' 4"

Built-in coffee/juice bar with upper level cabinets and under-cabinet lights; stainless steel sink; laminate counter with drawers and cabinets below; under-counter space for refrigerator
Recessed fluorescent lighting
Bay window alcove with windows set high on wall (62" off floor) to accommodate furniture placement below
Diagonally set 16" x 16" slate tile floor

Exit door to Powder Room, Under-ground Garage and Elevator
Open to Conference Room

CONFERENCE ROOM – 8' 10" X 13'

Skylight
Ceiling mounted track lighting
Recessed wall-mounted flannel board
Ten recessed blue-print drawers
Recessed directional halogen lights on dimmer
Diagonally set 16" x 16" slate tile floor
Pocket door to Store Room

STORE ROOM – 11' 10" X 10"

Wall of floor to ceiling built-in shelves
Recessed alcove for standing storage
Recessed fluorescent lighting
Diagonally set 16" x 16" slate tile floor
Door to Utility Closet

OVERSIZED UNDERGROUND TANDEM 4-CAR

GARAGE

Automatic garage door opener
Built-in work-bench with metal pegboard
Wall-mounted telephone (near work bench)
Wall mounted upper level cabinets (set 46" off the floor) provide for storage space below
Large free-standing stainless steel sink on legs with stainless storage shelf below
Interior hose bib (convenient for indoor car washing)*
Sealed and epoxied garage floor with drains
Glass block windows
Ceiling mounted fluorescent lighting
Utility / HVAC closet
Stairway to upper residential floors
Sturdy and insulated below-ground cinder-block construction naturally maintains a pleasant 65-86 deg year round*
Secure storm shelter in the event of severe weather (tornado / hurricane, etc.)
(Lockable) Door to Office Space & Elevator

WINE VAULT

Wrap around floor-to ceiling wine racks with adjustable shelving
11' 7" x 6' 2" open floor space amid surrounding wine racks
Breezaire Sentinel II Cooling Unit

Ceiling mounted adjustable track lighting
Entrance from Garage Hall through double (gasketed) doors
Recessed alcove for wine case storage
Under-stair storage area
16" x 16" slate tile floor

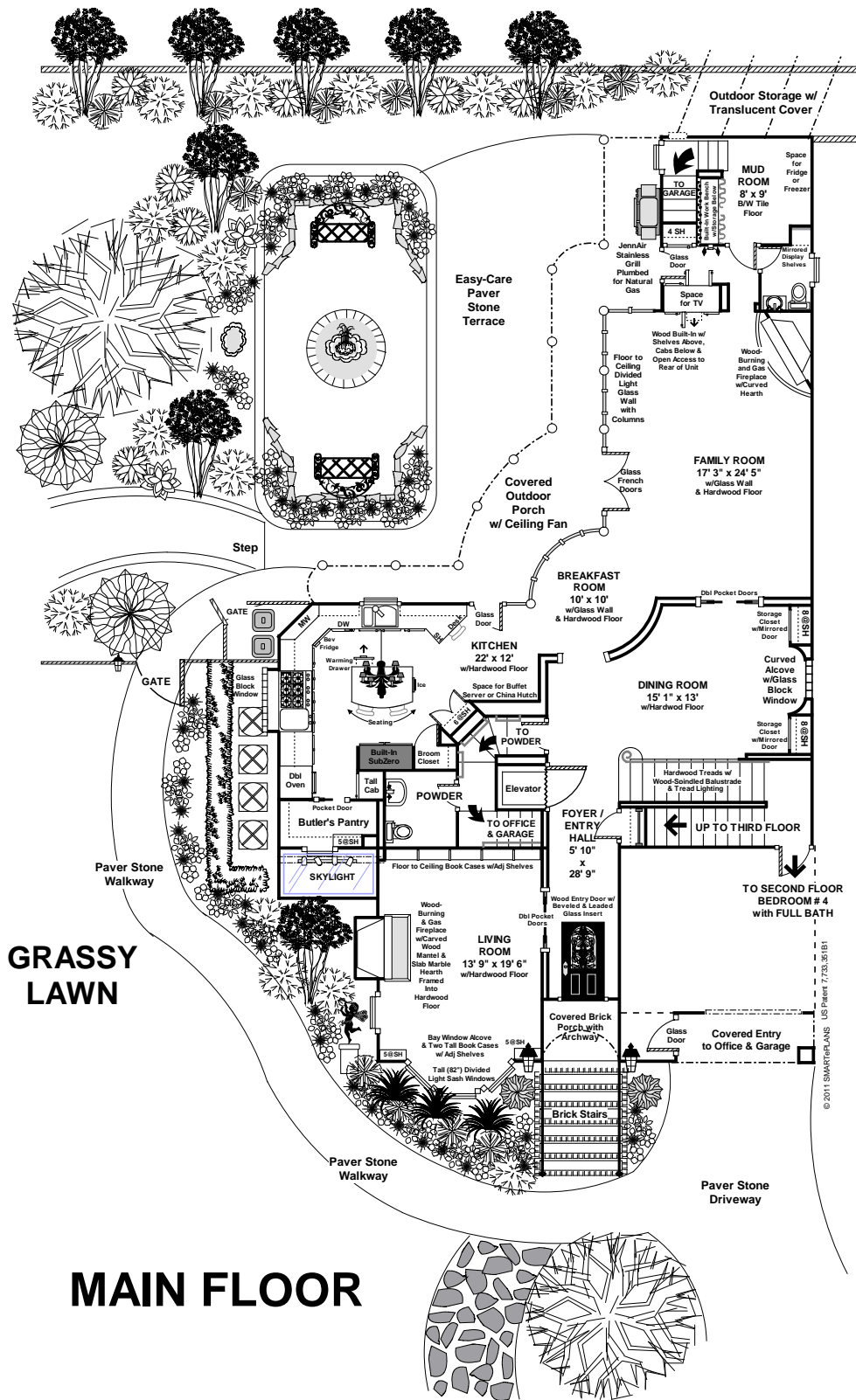
OUTDOOR LIVING SPACE

Professionally landscaped yard with (Rainbird) automatic sprinkler system, flowering shrubs, mature trees with branching canopies, landscape lighting, meandering flagstone pathways; stone planters, retaining wall, and tall wood privacy fence
Mosquito control system with multi-month tank*
Bubbling fountain on rear terrace
Lighted grilling/cooking area with JennAir stainless steel gas grill on rear terrace that is plumbed for natural gas*
Rear covered porch with wood-planked ceiling and ceiling fan
Easy-care paver brick surfacing
Outdoor storage area with wall-mounted tool hooks and translucent roofing
Side gate leads to front yard

OTHER FEATURES

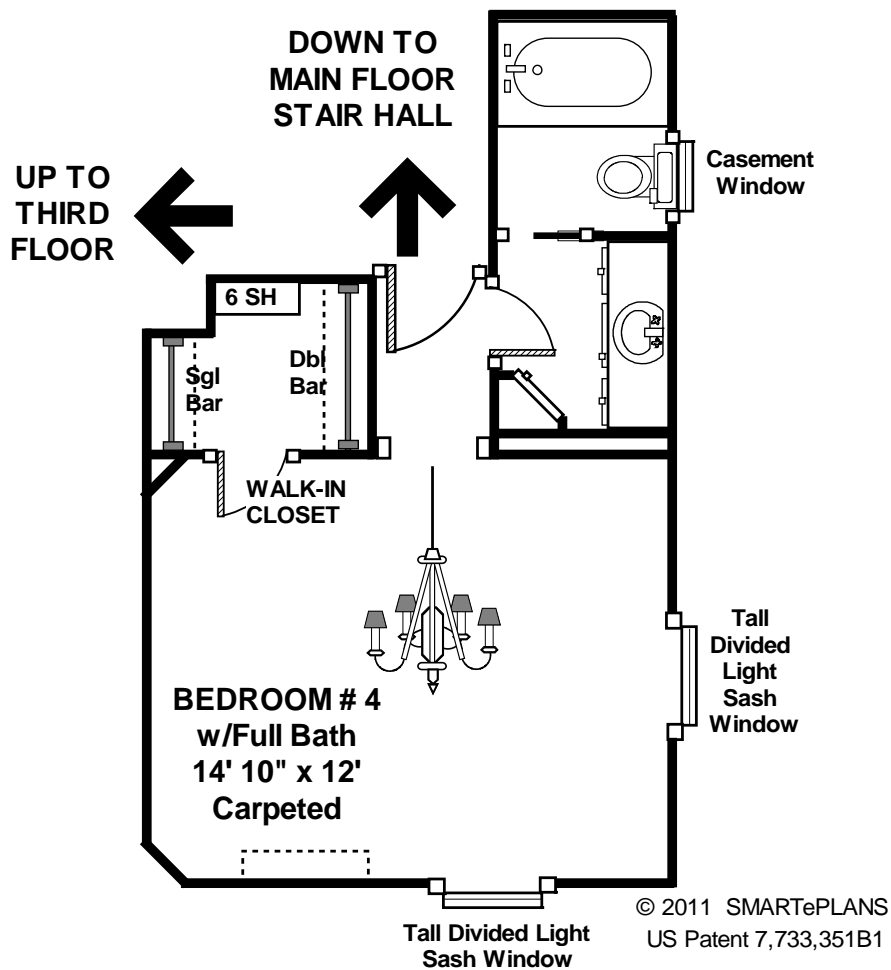
Tall ceilings throughout: First floor = 10', Second Floor = 10'; 3rd & 4th floors = 9'
Elevator from lower level office space to top (4th) floor
Extended 7" baseboards with double-edged baseboards on first floor
Zoned (4) air conditioning and heating
Alarm system
Pre-wired for cable and multiple phone lines
Continuous circulating hot water system, with two hot water heaters, hot water is only a few feet away, wherever you are.*
Phone system integrated to front door intercom*
Superior insulation resulting in utility savings*
Significant standing-height floored attic storage space accessed from two separate locations
Easy-car paver-stone driveway and front walkway

* = Per Seller

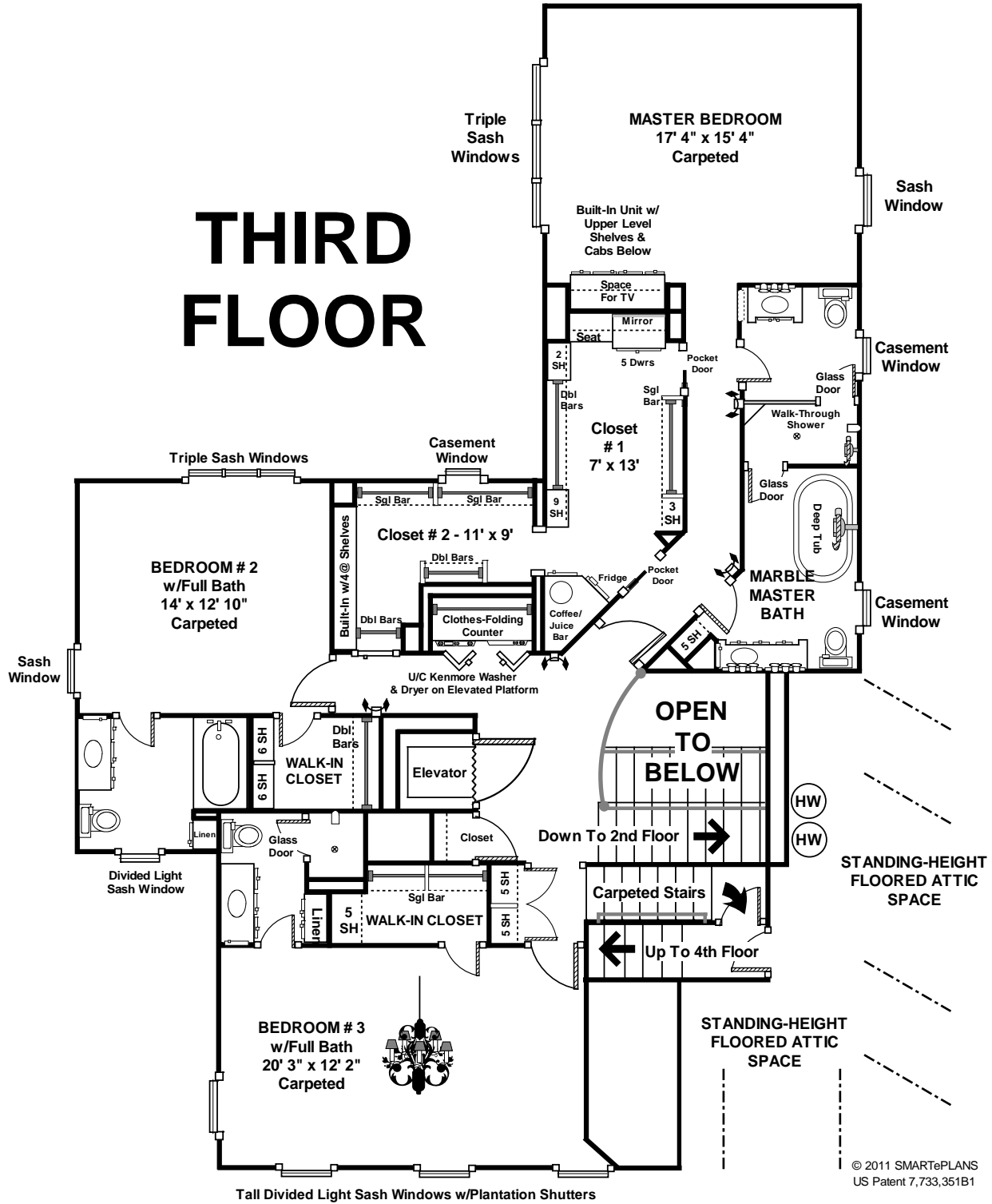


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SECOND FLOOR

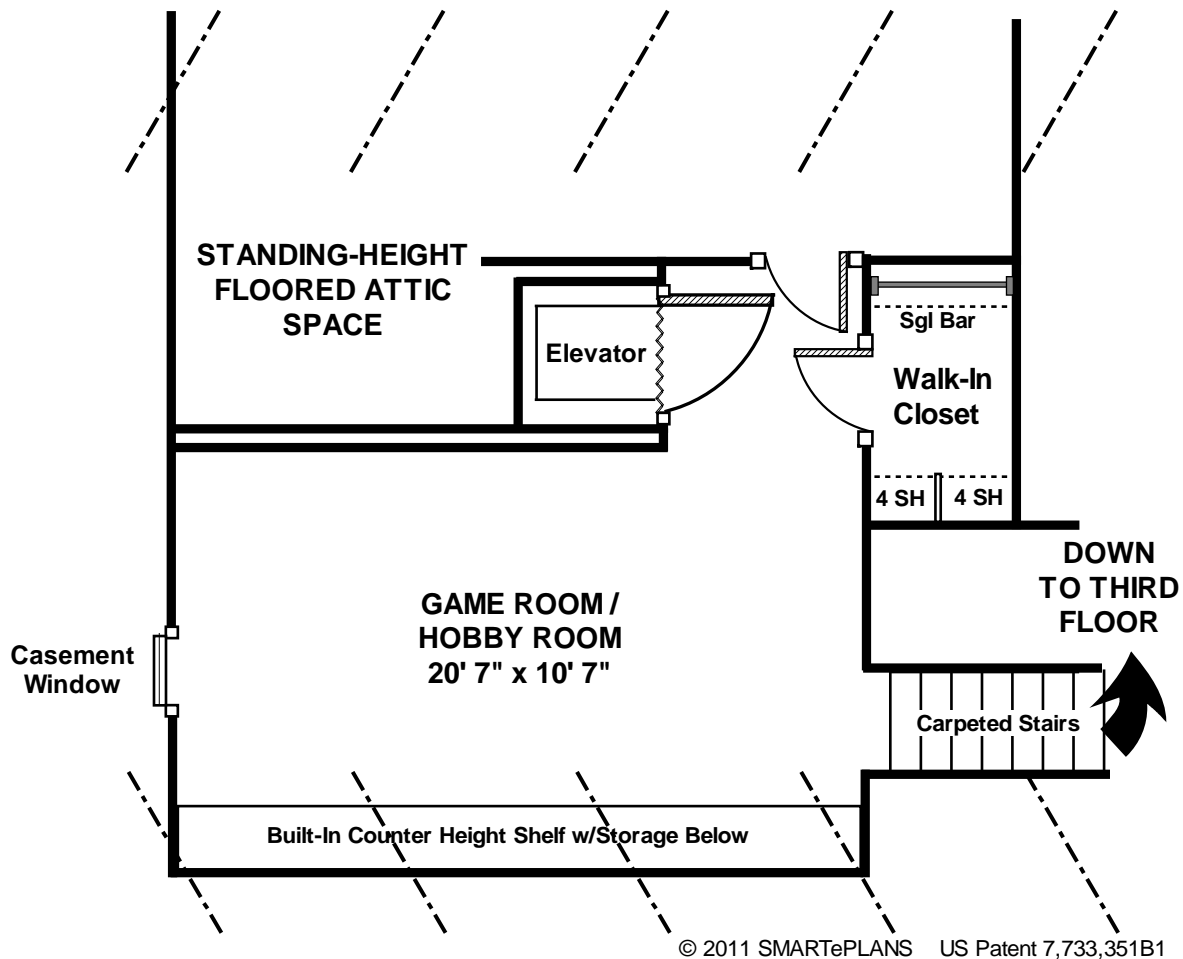


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FOURTH FLOOR



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