

10 Rains Way – Amenities

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FIRST FLOOR

ENTRY

Curving travertine walkway accented with professional landscaping to arched and covered entry porch with cast stone pediment supported by columns, intercom and ceiling mounted hanging gas coachman's lantern

Tall (10' 10") glass double doors with cathedral arch, decorative iron grillwork, and custom arched casing

FOYER - 12' 8" x 12' 8"

Dropped block box-beamed coffered ceiling with distressed wood planking, beams and ceiling height of 12' 2"

Recessed lighting

Wall-mounted decorative sconce lighting with shades

Coat closet with hanging bar, overhead shelf and jamb light

Diagonally set 24" x 24" travertine tile floor with extended height (10") triple-edged baseboards

Block-paneled cased opening to Dining Room with overhead architectural pediment

Block-paneled cased opening to Gallery Hallway with overhead architectural pediment

GALLERY HALLWAY - 32' 2" x 7' 7"

Dramatic two-story ceiling with 25' 9" ceiling height

Three sets of 9' mahogany double doors with glass panel inserts and arched overhead glass transoms open onto rear covered terrace

Curving staircase with slab travertine treads, wool carpet runner and custom hand-forged ironwork balustrade topped with polished brass banister ascends to the second level

Decorative scrolled ironwork hanging light fixture with beveled glass panels

Coffered oval tray ceiling with multi-piece crown molding

Recessed halogen lighting

Diagonally set 24" x 24" travertine tile floor with extended height (10") triple-edged baseboards

Arched cased opening to Kitchen Hall

Block-paneled cased opening with lighted architectural pediment leads to Reception Hall with Wet Bar, and Living Room

Cased opening to Powder Room (and exit door to Garage # 2)

POWDER

Back-lit and under-mounted cut-glass sink with brass-tone fixtures set into carved marble counter with furniture cabinet vanity below

Hanging scrolled ironwork chandelier with embossed ceiling medallion

Multi-piece crown molding

Upholstered fabric walls

Decorative wall-mounted sconce lighting

Recessed halogen lighting

Arched privacy alcove for commode

Porcher commode with brass-tone fittings
Diagonally set 24" x 24" travertine tile floor with extended height (10") triple-edged baseboards

RECEPTION HALL WITH WET BAR

Dramatic groin vaulted ceiling with ironwork and glass hanging light fixture

Wall mounted sconce lighting

Block-paneled walls

Slab granite service counter with pass-thru from Wet Bar

Diagonally set 24" x 24" travertine tile floor with extended height (10") triple-edged baseboards

Two slab travertine steps, with carved architectural pediment above, descend to the Living Room

WET BAR

Slab granite counters with carved ogee edges

Under-mounted stainless-steel bar sink with polished nickel goose-necked fixture

Under-counter Scotsman ice machine

Under-counter SubZero beverage fridge with cabinet façade

Center slab granite service counter with cabinets below

Two sets of upper level cabinets with beveled glass faces, interior lighting and adjustable glass shelving

Crown molding

Recessed halogen lighting

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Diagonally set 24" x 24" travertine tile floor with extended height (10") triple-edged baseboards
Door to Library / Study

LIVING ROOM - 29' x 21' 4"

Three sets of 9' mahogany double doors with glass panel inserts and arched overhead glass transoms open onto rear pool terrace
Two sets of 9' mahogany double doors with glass panel inserts and arched overhead glass transoms overlook the center courtyard garden
Estate-sized wood-burning and gas log fireplace with cast stone surround and hearth (mantel is 6'7" off the floor)
Masonry accent wall over mantel of limestone blocks with upper level circular accent windows
Ceiling height of 13' 8"
Twin decorative hanging light fixtures with embossed ceiling medallions
Ceiling mounted speakers
Tall (9') block paneled wainscoting
Multi-piece crown molding
Recessed halogen lighting
Diagonally set 24" x 24" travertine tile floor with extended height (10") triple-edged baseboards
Two slab travertine steps, with carved architectural pediment above, ascend to the Library / Study

LIBRARY / STUDY – 14' 9" x 14' 4"

Doorway from Living Room has double pocket doors with upper level glass panel inserts
Two built-ins on either side of pocket doors with adjustable shelves above and cabinets below
Block-paneled pecky cypress* walls with 12' wood-planked and beamed dropped-block box beam ceiling
Wall of built-ins with upper level adjustable shelves, cabinets below, and center cabinet conceals wall mount for flat screen TV
Recessed halogen lighting
Faux wood and ironwork candelabra chandelier
Tall (9' 7") divided light arched fixed window
Diagonally set 24" x 24" travertine tile floor

DINING ROOM – 17' x 15' 1"

Multi-tiered brass-tone and cut glass chandelier with cascading prisms and drops hanging from embossed ceiling medallion
Decorative wall mounted scone lighting
Multi-piece crown molding
Tall (7'2") divided light triple fixed windows with overhead glass transoms; recessed crown molding cornices conceal drapery hardware
Recessed halogen lighting
Ceiling mounted speakers
Diagonally set 24" x 24" travertine tile floor with extended height (10") triple-edged baseboards

Swinging door to Butler's Pantry and Kitchen Hall

BUTLER'S PANTRY

Slab granite counters with carved ogee edges
Diagonally set 6" x 6" tumbled stone tile backsplash with inlaid decorative accent tiles
Upper level cabinets with beveled glass faces, adjustable shelves, under-cabinet task lighting and top-of-cabinet display space
Under-counter pull-out shelving
Under-counter glass-faced Uline wine refrigerator
Lockable walk-in closet with built-in shelving and under-stair storage space
Diagonally set 24" x 24" travertine tile floor with extended height (10") triple-edged baseboards
Cased opening to Kitchen Hall

KITCHEN HALL WITH WINE ROOM

Elevator with telephone
Built-in buffet server with slab granite counter, upper level cabinets with under-cabinet lighting, and drawers and cabinets below
Multi-piece crown molding
Recessed lighting
Diagonally set 24" x 24" travertine tile floor with extended height (10") triple-edged baseboards
Cased Opening to Butler's Pantry
Exit door to Garage # 1
Cased opening to Kitchen

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WALK-IN WINE ROOM

Arched glass door with decorative iron grillwork
Wrap-around wine storage shelves with 1,200 bottle capacity
Antiqued brick flooring in herringbone pattern

KITCHEN - 20' 6" x 13'

Two tiers of custom antiqued cabinets with adjustable shelves, under-cabinet lighting and top-of-cabinet display space
Custom cabinetry features include: under-counter pull-out shelves; pull-out trolley for platters; pull-out spice trolley; deep pan drawers; wide cabinets; and built-in upper level TV niche
Slab granite counters with carved ogee edges
Diagonally set 6" x 6" tumbled stone tile backsplash with inlaid decorative accent tiles
Wolf professional series stainless steel 8-burner gas range
Overhead stainless vent/light with carved cabinetry facade
Pot-filler behind range set into decorative vignette tile backsplash
Thermador stainless self-cleaning double ovens; upper oven with bake / broil convection capability
Sharp stainless steel microwave
Built-in SubZero freezer (700TF) and refrigerator (700 TR) set side by side, with cabinet facades
Two Asko dishwashers with cabinet facades

Whirlpool Gold trash compactor
Two Franke stainless steel sinks with nickel fixtures, sprayer and disposal(s); one sink has AquaPure water tap
Triple tall divided light casement windows over sink with upper level glass transoms
Island with slab granite counter with drawers and cabinets below; open bookshelf in one end, cabinet with adjustable shelves at other end; breakfast bar seating; two under-counter SubZero pull-out refrigerator drawers (700 BR); and under-mounted stainless vegetable sink with sprayer and disposal
Decorative ironwork hanging light fixture over island
Recessed lighting
Beamed ceiling
Ceiling mounted speakers
Ceiling level windows (above cabinets)
Wide plank stained-pine floor
Cased opening with overhead architectural pediment to Family Room
Cased opening to walk-in Pantry with (6) wrap-around shelves and jamb light; and kitchen half-bath

KITCHEN HALF-BATH

Metal artisan sink and furniture cabinet vanity below
Decorative mirror
Wall-mounted sconce lighting
Energy saving and water-efficient Toto commode
Casement window

Multi-piece crown molding
Wide plank stained-pine floor

FAMILY ROOM - 24' 9" x 16' 1"

Wood-burning and gas log fireplace with cast stone mantel, surround and hearth
Bow window with triple tall (9'5") seamless glass panels overlooking center garden courtyard
Recessed alcove with built-in upholstered window seat with interior storage compartment; wall-mounted reading lamps and casement window with upper level glass transom
Recessed alcove with casement window and upper level glass transom
Beamed ceiling with 12' 3" ceiling height
Decorative ironwork light fixture with shades
Recessed lighting
Recessed halogen lighting
Ceiling mounted speakers
Wide plank stained-pine floor with extended height (10") triple-edged baseboards
Exit door with glass panel insert to center garden courtyard
Door to circular stairway to Master Suite above with stained wood treads, casement windows and wall-mounted sconce lighting

SECOND FLOOR

SECOND FLOOR HALL

Curvilinear wall with fixed and operable sets of tall (9') mahogany double doors, with glass panel inserts and arched overhead

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glass transoms, opening onto an open air balcony overlooking the center garden courtyard below
Custom hand-forged ironwork balustrade topped with polished brass banister overlooks stairway and Gallery Hallway below
Corner art niche / display shelf of slab travertine on stairway
Oval coffered tray ceiling with scrolled ironwork hanging light fixture with beveled glass panels
Four wall-mounted light sconces
Recessed halogen lighting
Multi-piece crown molding
Wide plank stained-pine floor with extended height triple-edged baseboards
Door to Utility Room
Cased opening to Elevator
Cased opening to Bedrooms 3 and 4
Door to Bedroom # 2
Cased opening with double wood doors to Master Suite

MASTER SUITE

Master Bedroom - 29' 6" x 16' 3"

Wood-burning and gas log fireplace with antiqued cast stone surround and mantel with scallop shell motif
Recessed alcoves on either side of fireplace with upholstered window seats with drawer storage below and casement windows
Multi-piece crown molding
Recessed halogen lighting

Wall mounted reading lamps with shades
Ceiling mounted speakers
Wide plank stained pine floor with extended height triple-edged baseboards
9' mahogany double doors with glass panel inserts open to private balcony with privacy partition and wrought iron railings
9' mahogany double doors with glass panel inserts opens to shared balcony with wrought iron railings also accessed from the second floor stair hall
Entrance to circular staircase descending to Family Room below can be concealed behind hinged bookcase "door"
Cased opening with double wood doors leads to Dressing Room, "His" and "Her" Master Closets and Master Bath

DRESSING ROOM – 9' 2" x 7' 8"

Tall, wall-mounted pier mirror
Wall with built-in chest of (21) drawers with upper level adjustable shelves and TV niche
Skylight
Crown molding
Recessed lighting
Wide plank stained pine floor with extended height triple-edged baseboards
Door to Master Bath
Pocket door to "His" Closet
Pocket door to "Her" Closet

HER CLOSET - 24' 7" x 7' 6"

Two tiered glass-faced cabinet (7' long) with built-in adjustable shelves / shoe racks
Four rows of 14" x 14" stacked cubbies with shelves above and cabinets below
Five compartments (36" wide) with single hanging bars, and upper level pull-down hanging rods; four with lower level drawers
Five compartments (36" wide) with double hanging bars
Built-in glass-faced cabinet (38" x 14") with adjustable shelves
Two Skylights
Carpet

HIS CLOSET - 17' 3" x 12'

Two built-in chests of drawers; one with upper level shelves and one with upper level cabinets
Recessed cabinet with tie / belt / accessory hooks
Glass-faced cabinet with adjustable shelves
Wall mounted full length dressing mirror
Two (36" wide) compartments with single hanging bars and drawer storage below
Arched window with window seat below with storage compartments
Built-in shelf tower with (13) adjustable shelves

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Three (36" wide) compartments with a single hanging bar, upper level pull-down bar and drawer storage below
Curved corner shelving unit with 9 adjustable shelves
Fluorescent lighting
Carpet

MASTER BATH - 23' 4" x 17'

Vestibule entry with recessed coffee/juice bar with upper level cabinets and drawers and cabinets below
Wall of floor-to-ceiling built-in cabinets with adjustable shelves
Two separately enclosed water closets; one with a single commode and the second with a commode and bidet
Two separate under-mounted sinks with fluted brushed nickel fixtures set into slab marble counters with drawers and cabinets below
Archway over sink(s) anchored by two counter-level cabinets
"His" has upper level TV niche; "Hers" has a vanity with knee space and two mirror mounted sconce lights with shades and cascading cut glass drops
8' mahogany double doors with glass panel inserts open to Juliet balcony with wrought iron railings
Ultra jetted tub is set into a marble deck with a block paneled base set back into a recessed alcove
Roma steam shower with 12" x 12" marble tile enclosure; built-in marble

seat; wall-mounted Hansgrohe showerhead; wall-mounted hand-shower attachment; and rimless glass door
Diagonally set 24" x 24" travertine tile floor with extended height triple-edged baseboards

BEDROOM # 2 w/EN SUITE BATH – 17' x 13'

8' mahogany double doors with glass panel inserts open to Juliet balcony with wrought iron railings
Toile wallpaper
Hanging light fixture
Multi-piece crown molding
Carpet with extended height triple-edged baseboards

En Suite Bath

Free-standing oval tub with brushed nickel fixtures and tile base
Sink with brushed nickel fixtures set into marble counter with ogee edging and cabinets and drawers below
Decorative vanity mirror
Wall-mounted sconce lighting
Separately enclosed water closet with casement window and Kohler commode
Shower with 12" x 12" marble tile surround; glass enclosure; built-in marble seat; both a wall mounted showerhead and wall-mounted hand shower attachment; and a rimless glass door
Arched casement window
Crown molding

Recessed lighting
Ceiling mounted speakers
Toile wallpaper
Flooring with 12" x 12" alternating black and white marble tiles
Walk-in closet with double and single hanging bars; built-in shelf tower with (7) adjustable shelves; jamb light and carpet

BEDROOM HALL

Tall (5' 9") casement window overlooking balcony
Crown molding
Recessed halogen lighting
Wide plank stained-pine floor with extended height baseboards
Block-paneled cased opening with double pocket doors lead to Bedroom # 4
Door to Bedroom # 3

BEDROOM # 3 – 16' 6" X 13' 6"

Triple casement windows
Hanging ironwork light fixture with ceiling medallion
Multi-piece crown molding
Recessed lighting
Carpet with extended height triple-edged baseboards
Walk-in closet with built-in desk with upper level adjustable shelves, and storage below; double and single hanging bars and built-in shelf tower with (7) adjustable shelves
Shared bath (with Bedroom # 4): two separate vanity areas each with under-mounted sink with brushed nickel fixtures set into marble

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counter with ogee edging and drawers and cabinets below; decorative mirror; wall-mounted sconce lighting; crown molding; recessed lighting; grass-cloth wall covering and 24" x 24" travertine tile floor. Shared wet area with recessed linen shelving; privacy alcove for commode; shower with travertine surround, built-in seat, glass enclosure and rimless glass shower door; skylight; grass-cloth wall covering and 24" x 24" travertine tile floor

SITTING ROOM/BEDROOM #4- 21' 9" x 19' 9"

Wall with tall (8' 7") seamless glass panels interspersed with cast stone columns that overlook the pool terrace below; recessed crown molding cornices conceal drapery hardware

Two sets of mahogany double doors, with glass panel inserts open onto a Juliet balcony, with wrought iron railings, overlooking the center garden courtyard; recessed crown molding cornices conceal drapery hardware

Ceiling height = 10' 10"

Fortuny silk chandelier with embossed ceiling medallion

Three floor-to-ceiling built-ins with adjustable shelves above and cabinets below

Multi-piece crown molding

Wall mounted speakers

Ceiling mounted speakers

Recessed lighting

Recessed halogen lighting

Floor plugs

Closet with (5) built-in shelves
Shared Bath (with Bedroom # 3)
Wide plank stained-pine floors with extended height triple-edged baseboards

UTILITY ROOM - 15' 7" x 7' 6"

Space for full-sized washer and dryer
Gas and electric dryer connections
Cabinets over washer and dryer
Large soaking sink with cabinets below
Drip-dry hanging bar
Wall-mounted cabinet with pull-down ironing board

Upper level cabinets with adjustable shelves and top-of-cabinet display / storage space

Crown molding

Fluorescent lighting

Ceiling mounted attic access stairs

24" x 24" travertine tile floor

OUTDOOR LIVING SPACE

Rear grounds are park-like setting with professional landscaping; automatic watering system; drains; mature trees with branching canopies; blooming shrubbery; mosquito control system; moonscape tree lighting; meandering pathways that descend to bayou level and terraced planting beds with stone retaining walls that cascade down to the bayou

Rear Covered Porch & Summer Kitchen

Three cast stone archways supported by cast stone columns

Dropped block box-beam ceiling with three ceiling fans and four ceiling mounted hanging light fixtures

Recessed lighting

Ceiling mounted speakers

Alcove with decorative tile work and built-in Thermador stainless steel Char Glo Roaster with vent hood /light above and cabinet storage below

Curved open air terrace with steps descending to center garden courtyard

Diagonally set 24" x 24" travertine tile flooring

Center Garden Courtyard

Center grassy lawn bordered by semi-circle of brick walkways

Sculpted shrubbery and landscaped planting beds with seasonal plantings

Two formal cast stone garden urns with foliage

Brick retaining wall above the gentle sloping landscape down to Bayou level

Wrought iron gate to Pool Terrace

Pool Terrace

Heated, variable depth negative edge pool with cascading spillway fountain; hydrozo surfacing; and mosaic tiling

Attached spa with spillway fountain into pool

Mosquito control system

Sculpted shrubbery and planting beds

Wall mounted exterior gas coachman's lanterns

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Lockable double wood doors to side yard containing pathway and pool /maintenance equipment

Diagonally set travertine tile deck

Open air 2nd Floor Balcony (accessible from the Master Suite and the 2nd floor stair hall) with travertine tile flooring and wrought iron railings overlooks the center garden courtyard below

OTHER FEATURES

Elevator

Extensive custom millwork and moldings used throughout the property

Premium finishes used throughout the property (Example: Library/Study paneled in pecky cypress)

8' solid-core paneled interior doors

Lutron lighting system with “one-touch” programmable wall switches throughout the property

4 zones for HVAC with programmable thermostat

2 hot water heaters with circulating pump

Whole house audio system

Security System with LED keypad

Dual Driveways with antiqued brick in herringbone pattern and landscaped planting beds

Garage # 1 - Oversized Single Car Garage

Built-in upper level storage cabinets with storage space below

Ceiling level window illuminates interior

Ceiling mounted fluorescent lighting

Stained wood garage door with automatic garage door opener (with exterior keypad)

Exterior upper level wall-mounted gas coachman’s lantern illuminates entrance

Vines trellised to arch over garage door

Garage # 2 - Oversized Single Car Garage

Wall with 2 tiers of built-in storage lockers with adjustable shelves and top-of-cabinet display space

Window illuminates interior

Ceiling mounted fluorescent lighting

Recessed alcove with space for fridge, freezer or work bench

Stained wood garage door with automatic garage door opener (with exterior keypad)

Exterior upper level wall-mounted gas coachman’s lantern illuminates entrance

Vines trellised to arch over garage door

- **7,138 sq ft Home (per HCAD)**
- **Built in 2001 (per HCAD)**
- **12,066 sq ft Lot (per HCAD)**

EXCLUSIONS

All antique pots, all marble pots and 2 stone finials by pool

All gilt hanging mirrors

Antique fire screens in Master and Living Room

Drapes in 3 bedrooms, Living Room and Library

Gilt rods and finials in guest bedrooms

* - Per Seller

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