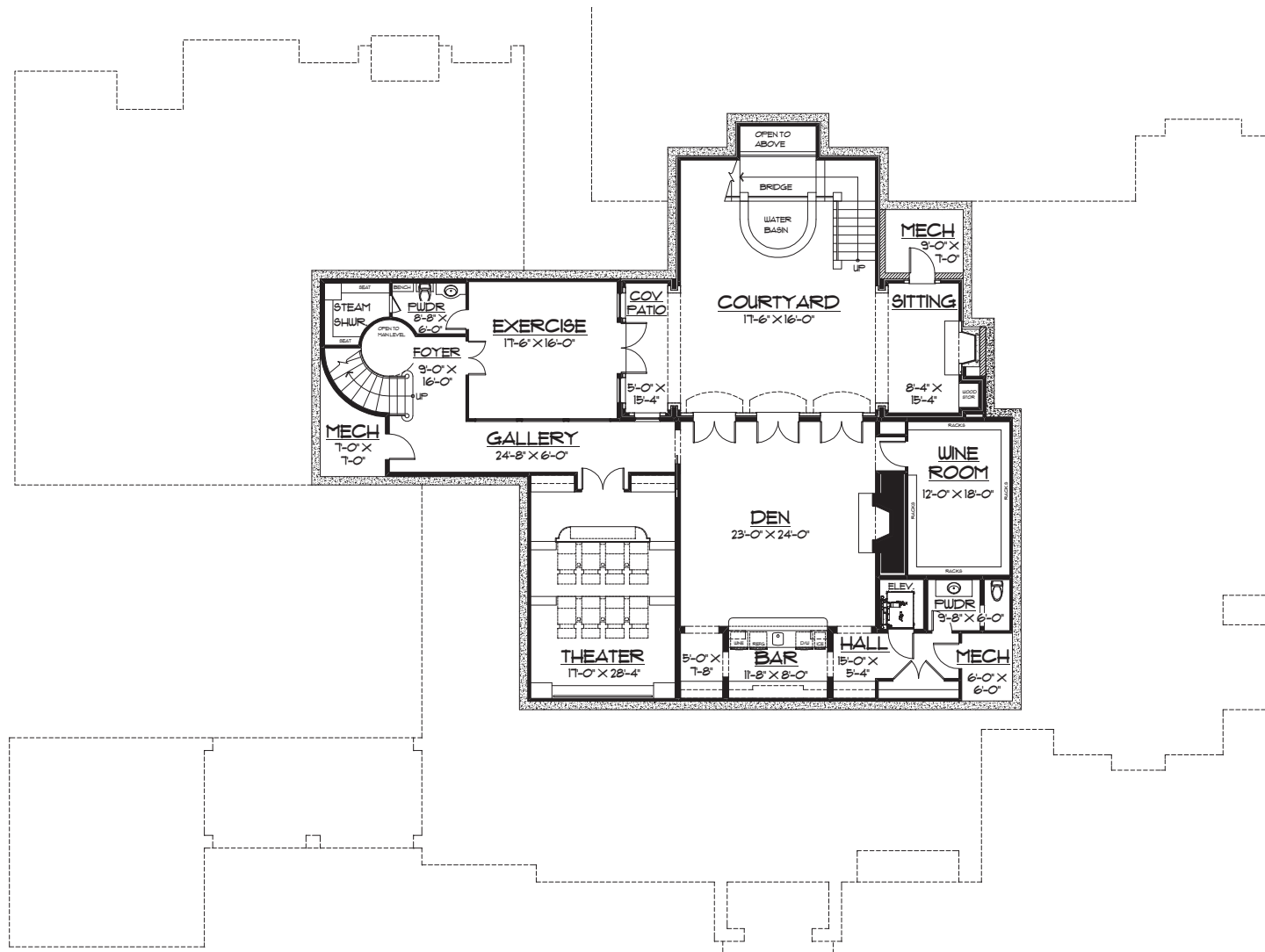


10245 STRAIT LANE

Sharif Munnir
UNCUSTOMARY CUSTOM HOMES



LOWER LEVEL FLOOR PLAN
NOT TO SCALE



LUXURIOUS THREE-STORY FRENCH
ESTATE HOME IN PRESTON HOLLOW

- OUR PROPOSED HOUSE PLANS: •14,429
SQ. FT. LIVING •1443 SQ. FT. GARAGE
•2498 SQ. FT. COVERED EXTERIOR
•814 SQ. FT. CCOURTYARD
•19184 SQ. FT. UNDER ROOF
•LOT SIZE: .97 ACRE.

For More Information Call
Grady Yates at 972-788-1234

Sharif Munnir
UNCUSTOMARY CUSTOM HOMES

972-788-1234 www.sharif-munnir.com



Let us build this home for you
or Build your design

TABULATIONS

Per Plans: •14,429 sq. ft. Living •1443 sq. ft. Garage
•2498 sq. ft. Covered Exterior •814 sq. ft. Courtyard
•19184 sq. ft. Under Roof •Lot Size: .97 acre.

SALES INFORMATION

•Five Bedrooms •Five Full and Three Half Baths •Grand Staircase •Formal Living and Dining Room •Family Room •Wet Bar •Wine Room •Study •Computer Room •Theater •Four Fireplaces Indoors •Exercise Room •Mud Room •Butlery •Gameroom •Master Suite w/ Sitting Room and Coffee Bar •Five Car Garage •Future Elevator Closet •Veranda w Outdoor Fireplace & Kitchen •Den w/ Bar •Lowere level Courtyard w/ Covered Sitting Area •Oversized Pool w/ Spa •Legal Description: Lot 4B, Block E/5532, Melcer Addition, City of Dallas, Dallas County, Texas.

STRUCTURAL SPECIFICATIONS

•Engineered Elevated Structural Foundation •DuPont Tyvek Exterior Housewrap •Solid Panel Foil Backed Roof Decking •Engineered Open Web Floor Truss System with Gypcrete/Plywood Decking.

FINISHES

•Custom Wrought Iron and Glass Entry Door •Marble Entry Floor •Hand-Scraped Hardwoods in Library and Family Room •Inlaid Marble Floor in Powder •Special Finish Kitchen and Family Room Cabinetry •All Eight Foot Solid Core Doors with Unique Custom Plaquing and Designer Hardware •Extensive Granite Throughout •Coffered and Beamed Ceilings •Patterned Marble Flooring and Tub Surround In Master Bath •Structural Glass Master Shower •Elaborate Master Closets with Extensive Shelving and Built Ins.

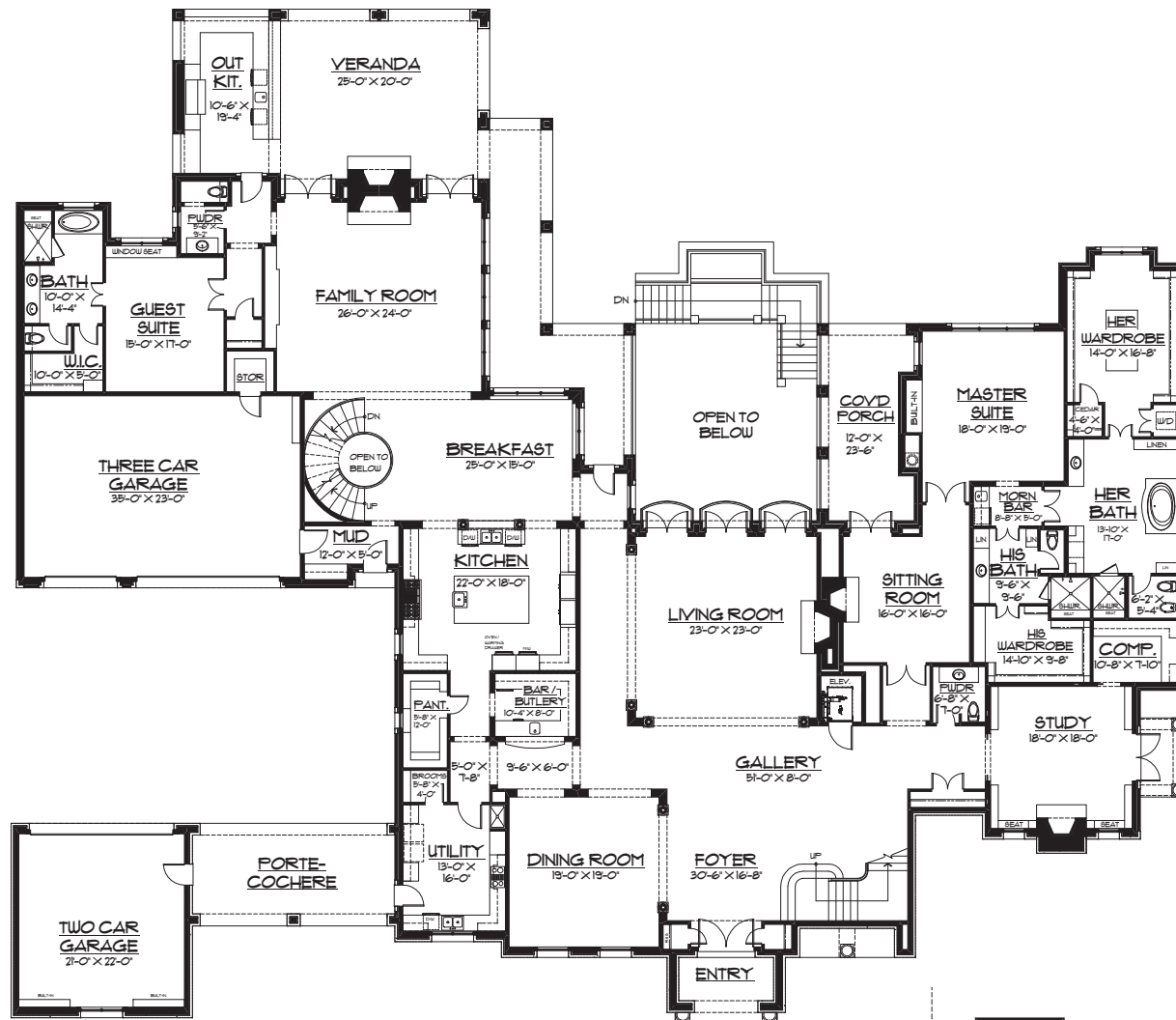
EXTERIOR SPECIFICATIONS

•French Design •Stone Exterior with Cast Stone Architectural Elements •R-38 Insulated Ceilings R-19+ Insulated Walls and Polycell Sealant •Double Pane Insulated Cladded Wood & Vinyl Low E Jeld-Wen Windows •Oversized Insulated Wood Architectural Garage Doors •Patterned Concrete Drive & Lead Walk •Fully Landscaped and Sprinklered.

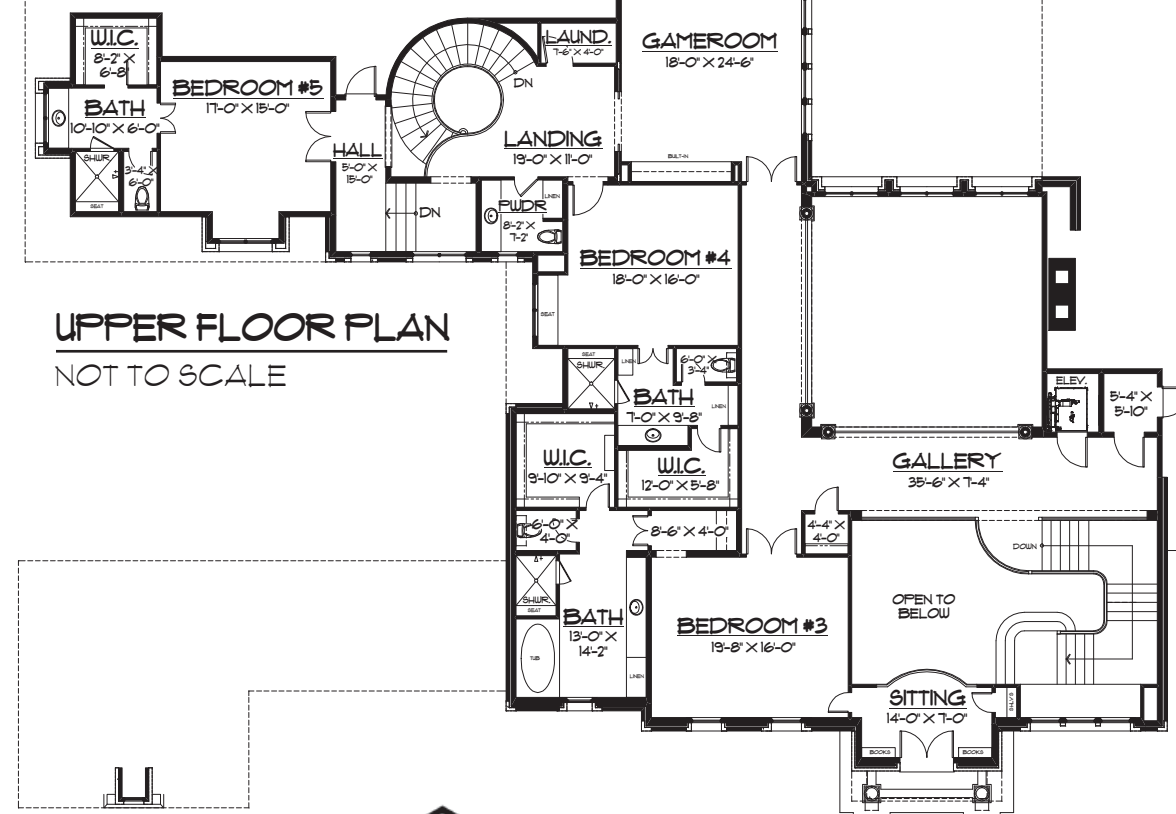
EQUIPMENT SPECIFICATIONS

•High Efficiency 100% Amana 16 Seer Zoned Air Conditioning with Lifetime Warranty and Master Zone Humidifier Unit Gas Heating and Electric Cooling •HAI Zoned Security System with Smoke and Fire Alarm. Graphic Readout. •Recirculating Water Heating System for Fast Hot Water. •Category 5e Wiring Throughout •Zoned Interior Fire Sprinkler System •Lift Master Garage Door Openers •Decora Rocker Switches Throughout •Recessed Can Lighting Throughout •Viking Gourmet Kitchen •Icemaker in Wet Bar •Six Burner Viking Range •Viking Outdoor Grill.

All items subject to change without notice.



FIRST FLOOR PLAN
NOT TO SCALE



UPPER FLOOR PLAN
NOT TO SCALE

TABULATIONS

Per Plans:

- 2902 sq. ft. Lower Level Living
- 7911 sq. ft. 1st Floor Living
- 3616 sq. ft. 2nd Floor Living
- 14429 sq. ft. TOTAL AC

- 1443 sq. ft. Garages
- 2498 sq. ft. Covered Porches
- 814 sq. ft. Courtyard
- 13061 Total Under Roof

•Site: 42250 sq. ft. - .97 Acre

CONTACT
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Dallas, Texas 75254

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Fax: 972-702-8533

www.sharif-munir.com

SEE REVERSE FOR LOWER LEVEL PLAN