

EXTERIOR SPECIFICATIONS

- ◆Uncustomary Architectural Design
- ◆Maintenance Free Stucco Exterior With Cast Stone Details and Marble Inlays
- ◆R-38 Insulated Ceilings R-21 Insulated Walls
- ◆Interior Polywrap and Tyvek Exterior Housewrap
- ◆Hardi-Slate Roof With Metal Dome
- ◆Pozzi Aluminium clad Wood Windows With Low E Glass

- ◆Heavy Duty Insulated Garage Doors
- ◆Patterned Concrete Drives, Porches, and Pool Decks
- ◆Fully Landscaped and Sprinklered
- ◆Masonry Front Wing Walls
- ◆Beautiful Full Sized Pool and Spa With Center Firepit
- ◆Private Master Courtyard With Spa and Fireplace

STRUCTURAL SPECIFICATIONS

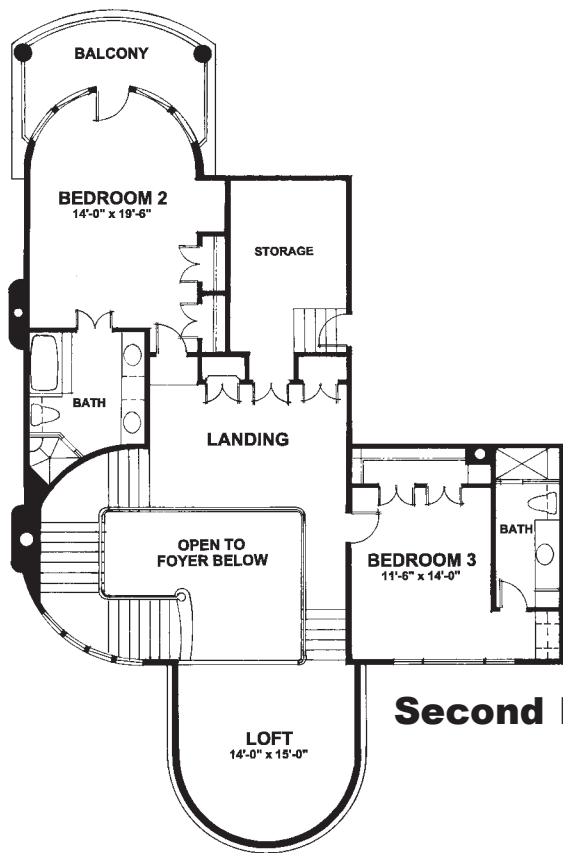
- ◆Piered and Post Tensioned Concrete Foundation Designed and Inspected by Licensed Structural Engineers
- ◆Solid Panel Roof Decking
- ◆Open Web Floor Truss System with 1-1/8" Glued Down Plywood Decking
- ◆Sheetrock Screwed and Undercoated Prior To Texture

ENTERTAINMENT SPECIFICATIONS

- ◆Runco HDTV Projection System With 8' Screen Width
- ◆UnityMotion HDTV Satellite System
- ◆Sony DVD System
- ◆Components & Speakers By The Nation's Best Makers such As: Niles, Parasound, Triad, Pioneer, Onkyo, Meridian and More

TECHNOLOGICAL SPECIFICATIONS

- ◆PHAST Total Home Automation System:
 - ◆Provides Integrated Control of Lighting, Audio, Video, HVAC and Intercom
 - ◆Menu Driven Room Controllers For Ease Of Use
- ◆Lutron Lighting System
- ◆Honeywell Controlled Security, Security Lighting and HVAC Enhancements
- ◆Rescom Interior Fire Sprinkler System



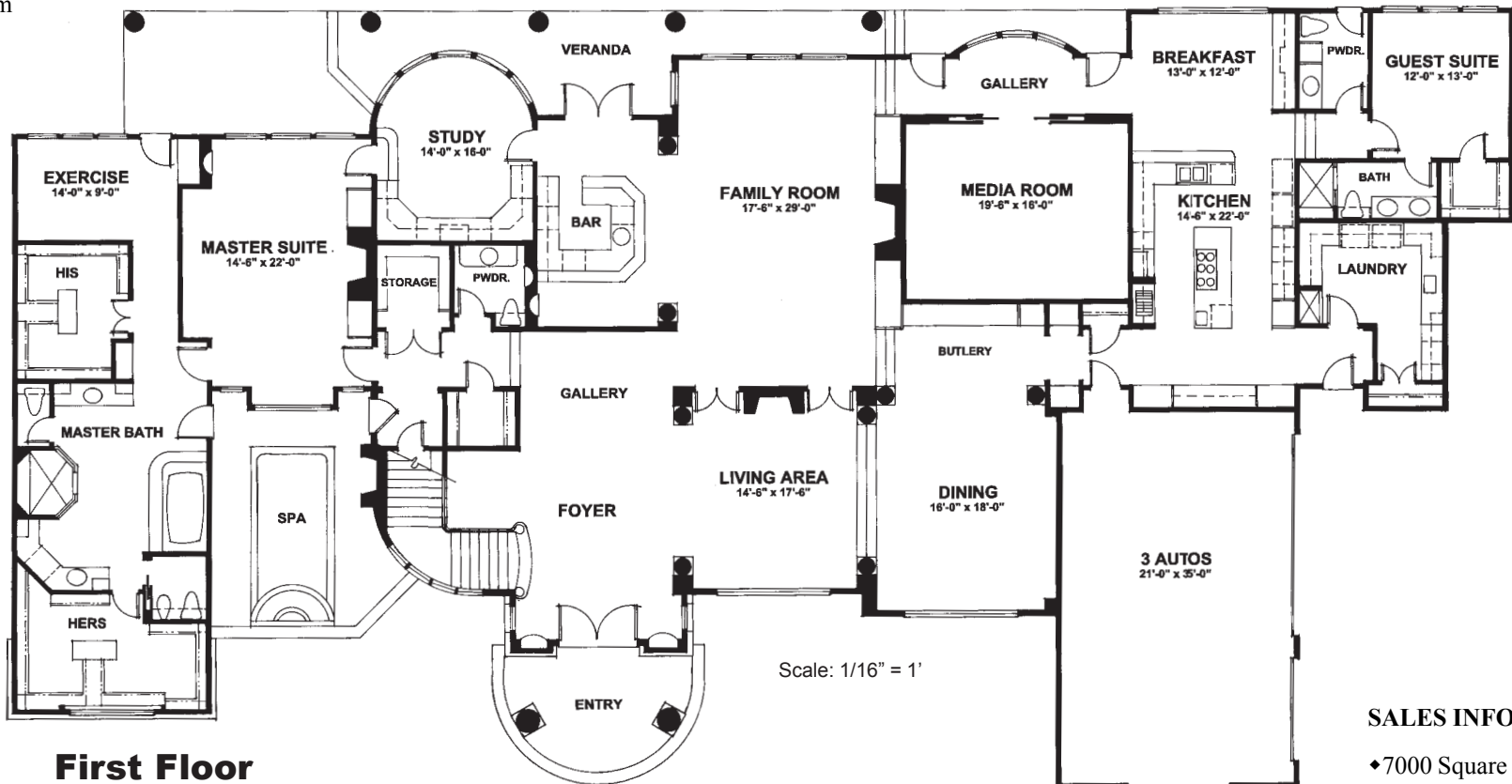
Second Floor

EQUIPMENT SPECIFICATIONS

- ◆WaterFurnace Geothermal Heating and Cooling. Four Units, Fifteen Independent Zones- One For Each Room
- ◆Indoor Climate-Controlled, Carpeted Equipment Room
- ◆Recirculating Water Heating System for Fast Hot Water. Most Water Supplied By WaterFurnace System With No Heating Cost
- ◆Genie Chain Drive Garage Door Openers
- ◆Incandescent, Florescent, Low Voltage Halogen, Neon and Fiberoptic Interior Lighting
- ◆Electronically Controlled Wrought Iron Driveway Gates

APPLIANCE SPECIFICATIONS

- ◆Double Sub Zero Refrigerators
- ◆Double Sub Zero Refrigerated Drawers
- ◆Sub Zero Icemakers In Kitchen and Bar
- ◆Six Burner Dacor Gas Stove
- ◆Dacor Double Ovens
- ◆GE Convection Microwave Oven
- ◆Rankin Commercial Indoor Grill
- ◆GE Trash Compactor
- ◆Asko Dishwashers In Kitchen and Bar
- ◆Asko Under-Counter Washer and Dryer
- ◆Evercold Water Chiller
- ◆WasteKing Instant Hot Water Dispenser
- ◆Breezaire Red Wine Cooler



First Floor

FINISHES

- ◆Custom Double Solid Oak Entry Doors
- ◆Hand Cut and Inlaid Marble and Granite Floors in Entry, Dining, Kitchen and Bathrooms.
- ◆Hardwood Floors In Study
- ◆Carpeting in Bedrooms, Living Areas and Storage Room
- ◆Custom Neo-Classical Cabinetry Throughout
- ◆Two Wet Bars and Two Wine Vaults
- ◆All Eight Foot Solid Core Doors with Unique Custom Plaquing and Designer Hardware
- ◆Slab Granite or Marble On Every Countertop except Utility
- ◆Patterned Marble Flooring, Countertops and Tub Surround In Master Bath
- ◆Elaborate Master Closet with Extensive Shelving and Built Ins
- ◆Wrought Iron Stair Rails
- ◆Five Statue Niches With Slab Bases and Marble or Faux Interiors
- ◆Fascinating Ceiling Treatments Including Vaults, Barrel Vaults, Domed, Splayed, Popped and Recessed and More

COMMUNITY INFORMATION

- ◆Exclusive Community
- ◆Approx. 1/2 Acre Homesites
- ◆No Homeowners Assoc. or Dues
- ◆Architecturally Controlled Environment
- ◆Town of Addison, Dallas County
- ◆3-5 Minutes to Major Highways, Shopping, Entertainment & Hundreds of Restaurants
- ◆Police Patrolled
- ◆Prices from \$800K - \$3MM+

SALES INFORMATION

- ◆7000 Square Feet Living Area
- ◆Four Bedrooms
- ◆Four Full and Two Half Baths
- ◆Formal Living
- ◆Family Room
- ◆Study
- ◆Media Room
- ◆Piano Loft
- ◆Exercise Room
- ◆Two Wet Bars
- ◆Six Fire Places
- ◆Equipment Room
- ◆Finished Storage Room
- ◆Three Car Garage

CONTACT

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All items subject to change without notice