

# PLACES DES VOSGES

## 3901 TURTLE CREEK #12

### OLD WORLD FRENCH DESIGN ON TURTLE CREEK BLVD

**Place des Vosges**, patterned after the famous Parisian neighborhood developed by King Henri IV in the early 17th century, enforces strict architectural controls ensuring each residence will be built to exacting standards to maintain the integrity of this neighborhood. This unique alcove is gated with 24 hour security on premises.



#### TABULATIONS

Per Plans: •6043 sq. ft. Living •680 sq. ft. Garage •929 sq. ft. Covered Exterior •7652 sq. ft. Under Roof •Lot Size Approx. 0.13 acres.

#### SALES INFORMATION

•Three Bedrooms •Three Full and Two Half Baths •Grand Three Story Spiral Staircase •Dining Room •Butlery •Living Room •Two Wet Bars •Study •One Fireplace inside, One outside •Computer Room •Wine Room •Master Level Laundry •Master Coffee Bar •Media Room •Wine Cellar •Two Car Garage •Elevator •Huge Veranda with Grill Area •Private Trash Access •Legal Description: Lot 12A, Block 3/2063, Turtle Creek Park, City of Dallas, Dallas County.

#### STRUCTURAL SPECIFICATIONS

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

#### FINISHES

•Custom Wrought Iron & Glass Entry Door •Stone 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 •Patterned Marble Flooring and Tub Surround In Master Bath •Structural Glass Master Shower •Elaborate Master Closets with Extensive Shelving and Built Ins.

#### EXTERIOR SPECIFICATIONS

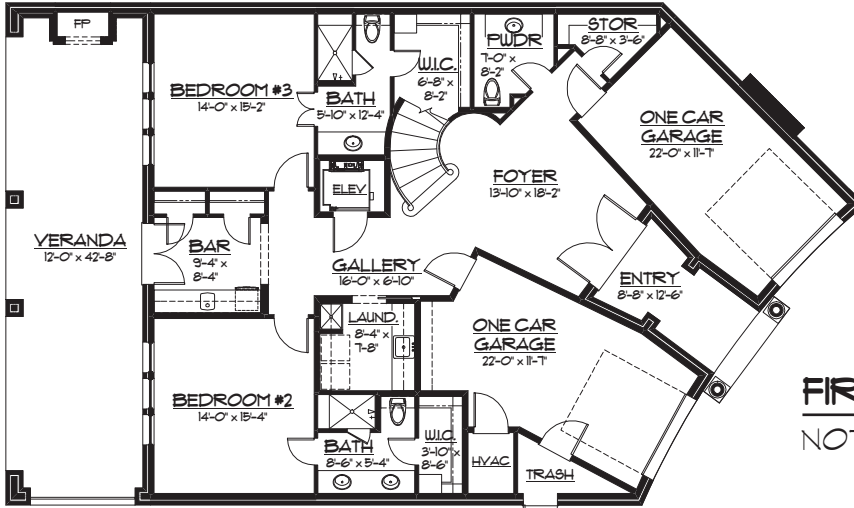
•Classic French Design •Cast Stone and Brick Exterior with Cast Stone Architectural Elements •R-38 Insulated Ceilings R-19+ Insulated Walls and Polycell Sealant •Double Pane Insulated Cladded Wood & Vinyl Jeld-Wen Windows •Insulated Wood Architectural Garage Doors •Patterned Concrete Drive •Fully Landscaped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

#### EQUIPMENT SPECIFICATIONS

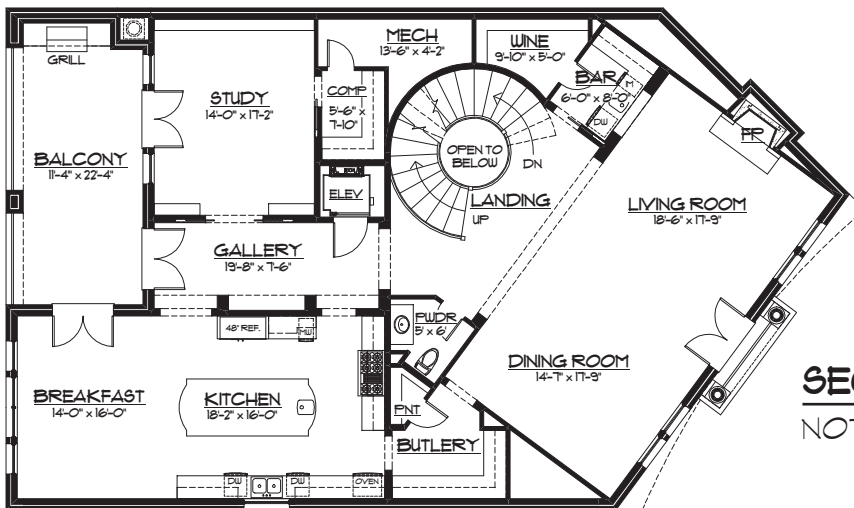
•High Efficiency 100% Amana Zoned Air Conditioning with Lifetime Warranty and Master Zone Humidifier Unit Gas Heating and Electric Cooling •HAI Zoned Security System with Smoke and Fire Alarm and Alpha Readout •Recirculating Water Heating System for Fast Hot Water •Category 5 Wiring Throughout •Radio Intercom with Integral Door Bell •Zoned Interior Fire Sprinkler System •Lift Master Garage Door Openers •Decora Rocker Switches Throughout •Recessed Can Lighting Throughout •48" Sub Zero Refrigerator •Icemaker in Wet Bar •Six Burner Wolf Range.

Prices and Specifications subject to change without notice.

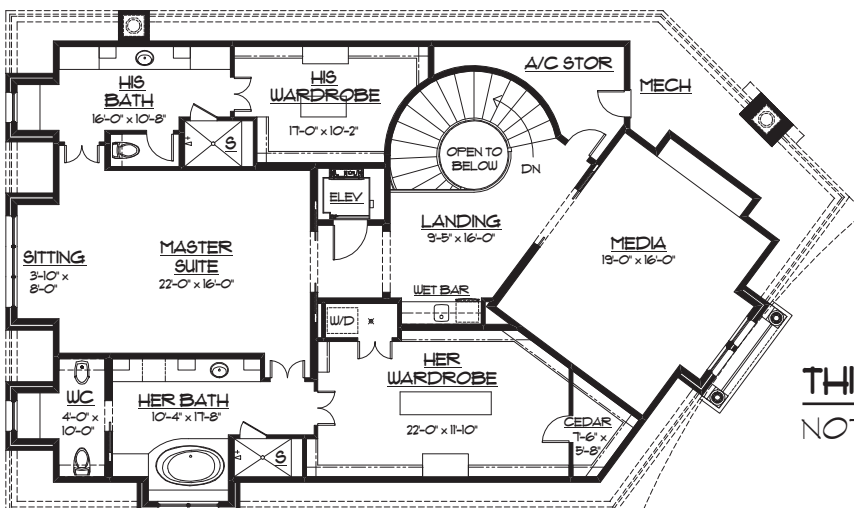
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**FIRST FLOOR PLAN**  
NOT TO SCALE



**SECOND FLOOR PLAN**  
NOT TO SCALE



**THIRD FLOOR PLAN**  
NOT TO SCALE

AREAS	
FIRST LEVEL A/C	1562 S.F.
SECOND LEVEL A/C	2325 S.F.
THIRD LEVEL A/C	2156 S.F.
TOTAL A/C	6043 S.F.
AUTOMOBILES	
EXTERIOR COVERED	680 S.F.
TOTAL COVERED	323 S.F.
TOTAL COVERED	1652 S.F.