

# 7238 CURRIN DRIVE

## ONE STORY LUXURY HOME IN NORTHAVEN HILLS



### TABULATIONS

Per Plans: •6158 sq. ft. Living •7596 sq. ft. Under Roof

### SALES INFORMATION

•Four Bedrooms •Four Full and Two Half Baths •Formal Dining •Great Room •Study/Library •Game Room •Wine Room  
•Two Wet Bars •Playroom •Office •Mud room •Exercise Room •Three Fireplaces •Veranda with Grill •3-Car Garage •Legal  
Description: Lot 11, Block E/6586, Northhaven Hills, Dallas County, Dallas, TX 75230

### STRUCTURAL SPECIFICATIONS

•Engineered Pier & Slab Post Tensioned Foundation •DuPont Tyvek Exterior Housewrap

### FINISHES

•Old World Style Wooden Entry Door •Patterned Marble Entry Floor •Carpeting in Bedrooms & Wood Flooring Living Areas  
•Special Finish Cabinetry •Cedar Closet •All Eight Foot Solid Core Doors with Unique Paneling and Designer Hardware  
•Extensive Granite Throughout •Patterned Marble Flooring & Tub Surround In Master Bath •Elaborate Master Closets with  
Extensive Shelving and Built Ins

### EXTERIOR SPECIFICATIONS

•Stone and Brick Exterior •Brick and Wood Architectural Details •R-38 Insulated Ceilings R-13 Insulated Walls and Polycell  
Sealant •Tamko Composition Shingles •Double Pane Insulated Jeld-Wen Wood Windows •Insulated Metal Garage Doors  
•Stained Concrete Lead Walk & Driveway •Fully Landscaped and Sprinklered •Beautiful Full Sized Pool, Spa and Water feature  
•Travertine Decking

### EQUIPMENT SPECIFICATIONS

•High Efficiency 100% Amana Air Conditioning with Programable Thermostats and Master Zone Humidifier Unit •Gas Heating  
and Electric Cooling •OmniPro Zoned Security System with Smoke and Fire Alarm. Alpha Readout. Lutron Lighting Control  
and Home Automation Capable •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 •KitchenAid Icemaker in Butlery •Sub Zero Under Counter  
Refrigerator/Freezer in Media Wet Bar •Breeze Air-Conditioned Wine Storage •48" Wolf or Viking Range •GE Dishwashers  
•Wolf or Viking Double Oven •Wolf or Viking Warming Drawer •Wolf or Viking Microwave Oven •High Quality Plumbing  
Fixtures Throughout

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

