

4103 Saranac Drive

DALLAS, TX 75220

FEATURES

ARCHITECTURE & DESIGN

- Award-Winning Team
- Captivating Modern Design
- Standing Seam Metal Roof
- Engineered Framing & Piered Foundation (Slab on Piers)

INTERIOR & LAYOUT

- 11' Ceilings in Main Living Areas
- 14' Ceilings in Primary Suite, Office, Fitness Room & Guest Bedroom
- Bright, Open Floor Plan
- Vaulted Ceilings
- Solid Core Custom Doors
- Smooth-Finish Walls
- Walnut Fluted Wood Accents
- Mudroom, Butler's Pantry and Two Laundry Rooms

WINDOWS & DOORS

- 10' Custom Windows & Sliding Doors
- Custom Railings
- Two Expansive Balconies

LIGHTING & TECHNOLOGY

- Custom Lighting Package with Recessed Can Lighting & Dimmer Controls
- Designer Screwless Electrical Plates
- Prewired for Audio, Video, Security & Surround Sound

KITCHEN & FINISHES

- Maestro Calacatta Champagne Quartz Countertops
- Secondary White Quartz Countertops
- Absolute Black Honed Countertops & Backsplash at Custom Outdoor Grill
- Custom-Designed Cabinetry and Bathroom Vanities
- GE Profile Stainless Steel Appliance Package
- Polished & Satin Chrome Fixtures
- Soft-Close Cabinet Drawers & Doors

SYSTEMS & CONSTRUCTION

- 2x6 Exterior Exterior Wall Construction
- Fully Encapsulated Foam Insulation
- Tankless Water Heaters
- High-Efficiency 16-Seer HVAC System
- Daikin/Amana Variable Air Flow Heat Pumps (4 Systems)

OUTDOOR FEATURES

- Oversized Lot with Mature Trees
- Professionally Designed Landscaping
- Drought Tolerant Zoysia Grass
- Acid-Washed Custom Patio & Walkways
- Custom-Designed Fencing with Stain
- Custom Metal Landscape Planters
- Artful Rain Chains



COLIN LARDNER
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