

PROPERTY FEATURES & DESIGN SPECIFICATIONS

Design Theme: *Natural Modern*

Interior Design: *Willow Works Design*

Lead Designer: *Alex Cisneros*

EXTERIOR FEATURES

Driveway & Entry

- Ibiza marble driveway entrance
- Custom marble mailbox with keyed lock
- Diana Royale Turkish marble front steps with modern glass handrails

Outdoor Living & Poolscape

- Diana Royale Turkish marble pool and water feature deck
 - Ibiza marble fire pit with integrated seating
 - WiFi-enabled Pentair pool + jacuzzi with remote app control
 - App-controlled water feature with integrated lighting
 - Freshly plastered pool with street drainage
 - Private gated backyard and side yard
 - Turf lawn with Black Star gravel
 - Rachio WiFi irrigation system
 - Automated lighting (landscape & overhead)
 - Home automation control for yard and pool lighting
 - Full rain gutter system
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INTERIOR FEATURES

Smart Home Integration

- Brilliant Home Automation (3 smart hubs + mobile control)
- Integrated with smart locks, garage doors, Sonos system, lighting, fans, mirrors
- Programmable home scenes (e.g., *"Party Mode," "All On"*)

Kitchen & Dining

- Brazilian Glaciers marble countertops (3 waterfall edges)
- Full backsplash + custom cabinetry with pull-outs
- Dacor Black Graphite Smart Appliance Suite:
 - 48" gas range
 - Commercial-grade vent hood
 - 24" freezer with dual ice makers
 - 24" refrigerator
 - Island-integrated microwave drawer
- U-Line commercial ice maker
- Three designer chandeliers
- Accordion-style 8' x 6' low-E folding glass doors to backyard

Architectural & Design Elements

- Pivoting 8' x 6' custom glass entry door
- 6' x 6' custom chandelier (10 ft drop)
- Floating staircase with handcrafted poplar treads by Jorge Palomarez
- Glass interior railing with 3cm marble handrails
- Custom natural stone bathroom vanities
- Floor-to-ceiling marble in all bathrooms
- Oversized laundry room with Turkish Tundra Gray marble
- Garage water manifold system (individual shutoffs)
- Whole-home water filtration hookup
- Upgraded main tap for increased water pressure

Flooring & Climate Control

- Hand-laid solid oak herringbone flooring (main level)
- Dual Goodman energy-efficient HVAC with commercial registers
- Commercial-grade Navien tankless water heater with recirculation

Garage

- Frosted glass garage doors with Genie smart openers
- LED hexagon showcase lighting
- Matte-finish custom epoxy floors

Security & Safety

- Brinks full-feature security system:
 - Door sensors
 - Audio-enabled cameras
 - Thermostats
 - Smoke/CO2 detectors
 - Motion sensors
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BATHROOMS

General Features

- Floor-to-ceiling marble or stone
- Custom vanities with live-edge wood accents
- Premium imported tile + curated pairings
- Heated, backlit mirrors
- Moen bidet toilets with heated seats, dryers, and temp control
- Wall-mounted black fixtures
- Dimmable smart switches, motion-sensing nightlights

Half Bathroom (Downstairs)

- Ibiza Gray Select marble (12x24)
- Mosaic marble floor
- Live-edge pecan vanity + stone vessel sink
- In-wall black faucet

Full Bathroom (Downstairs – Mother-in-Law Suite)

- Tuscany Alamo travertine (12x24)
- Mosaic marble shower floor
- Crème Elle 3x6 marble walls
- Loblolly pine live-edge vanity + black ceramic sink
- Full glass shower enclosure with rain shower

Jack & Jill Bathroom (Upstairs)

- Diana Royale marble (12x24)
- 2"x20" Spanish ceramic wall tile
- Stone pebble shower floor
- Custom oak vanity with ceramic sinks

Primary Bathroom Suite

- Beltran White honed Turkish marble (floor-to-ceiling)
- Custom vanity with 7' matte black stone sink
- Matte black Spanish accent wall tile
- Sliced matte black mosaic shower floor
- Dual showerheads + 36" LED ceiling rain shower
- Dual StarFire glass shower doors
- 7' x 4' fog-proof LED backlit mirror
- Oversized soaking tub with chandelier overhead
- Custom epoxy 9' live-edge barn doors from Zilker walnut & Waco oak
- Private multi-slide door to outdoor space

DESIGNER HIGHLIGHTS & MATERIAL NOTES

Custom Bathrooms, No Repeats

Each bathroom showcases a unique stone + tile palette with no duplication—every space was individually curated for a boutique, spa-inspired experience.

Natural Stone – Nothing Imitation

From Ibiza marble to Brazilian Glaciers quartzite, every slab is authentic, with naturally formed veining and texture. All stonework was hand-matched and sourced for its visual character.

Luxury Shower Experience

- Matte black Kingston Brass fixtures
- Thermostatic dual-zone control
- Ceiling-mounted 36" LED rainfall
- Dual StarFire glass panels
All chosen to create a refined and luxurious spa-like experience.

Herringbone Hardwood for Organic Elegance

Hand-laid oak in a classic herringbone pattern flows throughout the main level—adding warmth, dimension, and a timeless architectural detail.