

# *Features of 15628 Latson St., Houston*

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## *Entry*

- ❖ Two-story foyer with soaring ceilings and a unique upper-level custom balcony featuring glass panels and solid wood railing, adding openness and a modern touch.
- ❖ 18" Porcelain Tile Floors
- ❖ Crown molding and detailed millwork around the windows, door frames, and columns
- ❖ Decorative columns with crown molding beautifully define the space
- ❖ Floor-to-ceiling decorative lead-glass windows and front doors, featuring intricate wrought-iron designs
- ❖ A Chandelier that makes a statement with wrought-iron detailing and warm globed lights
- ❖ Two-story wall of windows looking out to the back yard with remote-controlled window shades
- ❖ Open layout that leads seamlessly into other areas of the home

## *Living Area - From Front to Back of Home*

- ❖ Floor-to-ceiling gas log fireplace with stacked stone mantle
- ❖ Cozy and classy two living areas with floor-to-ceiling windows and remote-controlled shades
- ❖ Pella double solid wood doors leading to the patio
- ❖ Hand-scraped rich hardwood plank flooring
- ❖ Windows facing the front yard with Custom Drapery and remote-controlled shades
- ❖ Dramatic recessed lighting throughout the ceiling with dimmer switches
- ❖ The high ceiling near the fireplace has an open mezzanine-style, adding architectural drama and openness

## *Walk-in Full-Service Bar (located in Living Space)*

- ❖ Hand-scraped rich hardwood plank flooring
- ❖ Granite countertops with Ogee edges
- ❖ Raised bar ledge offers a perfect spot for seating
- ❖ Lower Custom-built wood cabinetry in rich, dark finishes offering discreet storage
- ❖ Glass-front display cabinets showcase crystal glassware with interior lighting that highlights each piece.
- ❖ Bar Refrigerator with glass door and automated walk-up lighting
- ❖ Built-in undermount sink with sleek faucet.
- ❖ Positioned near the main living spaces, making it ideal for gatherings and socializing

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## *Home Office*

- ❖ Large picture window with custom trim molding overlooks the beautiful property and features remote-controlled shades
- ❖ Built-in wraparound desk with granite countertops provides double desk workspace and drawers designed to hold legal-sized files
- ❖ Custom wood cabinetry in a rich finish spans the entire wall, offering extensive upper and lower storage.
- ❖ Ample electrical outlets and wiring setups for tech, printers, and office devices
- ❖ Hand-scraped hardwood floors
- ❖ Custom lighting under cabinets
- ❖ Elegant wood entry door with decorative glass insert

## *Dining Room*

- ❖ Situated between the living area and the kitchen
- ❖ Expansive floor-to-ceiling windows provide stunning outdoor views of the pool
- ❖ Pella double solid wood doors leading to the patio
- ❖ Ornate chandelier with wrought-iron detailing and frosted glass bowl
- ❖ Remote-controlled window shades
- ❖ Built-in China Cabinet with granite countertop and lighted glass front cabinets
- ❖ Designer Tile Backsplash
- ❖ Transom windows above add architectural charm and enhance ceiling height with fabulous Custom Draperies

## *Kitchen - Breakfast*

- ❖ 18-inch porcelain tile floor
- ❖ Granite counters with Tumble marble backsplash
- ❖ Grand curved island with custom tile inlay & granite countertops - plenty of seating up to 7!
- ❖ Rich Wood Cabinetry extended to the ceiling with lighted glass front display cabinets
- ❖ Abundance of Cabinets with custom pull-outs, including spice racks and two pull-out trash bins
- ❖ Elegant tray ceiling accented by rope crown moldings and recessed lighting
- ❖ Stainless appliance package includes a Kitchen Aid electric Convection Oven, Dishwasher, Microwave, and Warming Drawer
- ❖ Built-in paneled Kitchen Aid Side-by-Side refrigerator

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- ❖ Kitchen Aid 6-burner gas stove top plus griddle
- ❖ Custom Wood Vent Hood above the gas cooktop with designer tile backsplash
- ❖ Large walk-in pantry with decorative glass door featuring a lead design with auto lighting
- ❖ Two Minibars with wine storage, lighted glass front cabinets, and a wine cooler and beverage refrigerator
- ❖ Built-in illuminated display shelving with glass on each side of double Pella French locking doors that lead to the pool and patio
- ❖ Under-cabinet lighting highlights detailed tilework and provides abundant lighting
- ❖ Dual islands - one curved prep island with a custom copper sink and another central serving island with custom storage and lighting
- ❖ Trio of Pendant lighting above the island
- ❖ Open Layout connecting seamlessly to dining and backyard resort!
- ❖ Breakfast Room with panoramic views of the backyard and pool
- ❖ Stylish Pendant Chandelier in the Breakfast area
- ❖ Wainscoting detail adding architectural charm with storage
- ❖ Additional exit through French doors with custom door handle - leading to fabulous screened-in porch

### *Laundry Room - Prep-Kitchen*

- ❖ Spacious multi-purpose prep and laundry room designed for the guest in mind!
- ❖ Second oven and microwave plus warming drawer for additional cooking
- ❖ Second full-size stainless refrigerator
- ❖ Granite counter with a convenient stainless-steel sink
- ❖ Storage closet for cleaning supplies
- ❖ Custom built-in white raised-pane cabinetry provides abundant upper and lower storage

### *Guest Bedroom and Full Ensuite Bath - First Floor*

- ❖ Custom built-in cabinetry with drawers and open shelving for excellent storage
- ❖ Sliding custom barn doors add character while concealing two additional closets with auto lighting
- ❖ Soft custom drapery wall with full-length curtains creating a luxurious backdrop
- ❖ Remote-controlled shades on both windows plus custom drapes
- ❖ Ensuite bathroom with spacious walk-in shower with frameless glass enclosure and corner bench
- ❖ Hand-scraped hardwood flooring
- ❖ Amazing Custom cabinetry and closet outside the bedroom, offering additional storage
- ❖ Bathroom has light wood vanity with a granite countertop and an undermount sink

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## *Primary Suite & Bathroom - Second Floor*

- ❖ Luxurious primary bedroom retreat with elegant architectural detailing
- ❖ Impressive tray ceiling design with multiple layers and crown molding accents
- ❖ Stunning open overlook with breathtaking views of the backyard and surrounding landscape through large windows
- ❖ Elegant balcony-style railing creating a dramatic architectural statement of the homes open-concept layout and natural light flow
- ❖ Beautiful hand scraped Hardwood Flooring
- ❖ Ceiling fan and warm recessed lighting
- ❖ Expansive Custom built-in dresser wall offering abundant storage and display space
- ❖ Spacious layout accommodates a large sitting area ideal for relaxation in your favorite lounge chairs
- ❖ Fabulous walk-in closet with shelving and cabinets with drawers
- ❖ Large granite vanity w/ two undermount sinks and two built-in hair dryers
- ❖ Expansive custom cabinetry providing exceptional drawer and linen storage
- ❖ Full size mirrors and designer lighting
- ❖ Vaulted ceiling with skylighting
- ❖ Lighted ceiling fan
- ❖ Elegant tile flooring with mosaic inlay border for added refinement
- ❖ Gorgeous spa-inspired bathroom with Large walk-in shower, seamless glass door & Rainfall showerhead
- ❖ Deep jetted tub for the perfect relaxation
- ❖ Expansive mirrored walls add brightness to the space

## *Secondary Bedroom & Bathroom on Second Floor*

- ❖ Inviting secondary bedroom at the top of the stairs
- ❖ Crown molding and rich hardwood flooring
- ❖ Ceiling Fan with light fixture
- ❖ Convenient Ensuite Bath with granite vanity and walk-in shower
- ❖ Large closet with built-in shelves
- ❖ Floor-to-ceiling custom drapery and remote-controlled shades

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## *Media Room-Game Room -Fourth Bedroom - Second Floor*

- ❖ Versatile bonus room or flex space
- ❖ Large room with windows overlooking the back and side yards
- ❖ Expansive built-in wall unit with open shelving cabinets and a center space for TV
- ❖ Hidden closet behind the shelving - Perfect for Christmas Décor!
- ❖ Could be used as a fourth bedroom or workout area
- ❖ Recessed lighting and crown molding
- ❖ Like new high-end carpet

## *Front Exterior*

- ❖ A combination of brick and stone accents adds elegance and texture
- ❖ Covered portico-style entry
- ❖ Upper lead glass windows enhance curb appeal
- ❖ Stone-paved double driveway with ample parking!
- ❖ Two-car over-sized garage with excellent built-in storage cabinets & epoxy flooring
- ❖ Coach Lamp Lighting at the entry and garage
- ❖ Warm architectural up-lighting highlights stonework and the front entry beautifully after dusk
- ❖ Large lot with lush green lawn and a serene, park-like setting
- ❖ Garage boasts a rich wood-tone door and stone façade

## *Back Exterior with Outdoor Retreat (Pool, Spa, Kitchen)*

- ❖ Enclosed screened-in patio area with ceiling fan and sunshade
- ❖ Noce Travertine tile flooring that extends to the outside
- ❖ Expansive Covered patio and pool terrace off the screened-in patio
- ❖ Impressive outdoor living pavilion with granite counters, and plenty of bar seating. Fully equipped with an outdoor grill, outdoor sink, and additional single burner, refrigerator, and ice maker. Wood-paneled vaulted ceiling with recessed lighting. Mounts for TV.
- ❖ Two Large Ceiling fans in a wide beadboard ceiling
- ❖ Full Noce travertine patio extends the full length of the back of the house
- ❖ Second Half Bathroom outside - perfect for pool guests
- ❖ Custom Built Shed for Outdoor Tools
- ❖ Stunning Fire Bowls surround the pool
- ❖ Elegant resort-style pool and spa with waterfall edge for dramatic ambiance
- ❖ Multiple lounge areas for seating, umbrellas and outdoor lighting
- ❖ Seamless indoor-outdoor connection through walls of glass and double French Doors

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## *Miscellaneous*

- ❖ 36-Kilowatt water-cooled generator - Annual Maintenance Program starting 10-2025
- ❖ New Roof in 2024 with Multiple rooflines and gables providing visual interest and depth
- ❖ Recently Upgraded Automated Swimming Pool and Spa Control
- ❖ All 3 Variable pool Speed Pumps Replaced 10-2025
- ❖ Recent Survey of the amazing landscape and property
- ❖ Custom Wood Air Conditioning Return Panels throughout the home
- ❖ Private Estate is surrounded by lush trees and open green spaces
- ❖ Sprawling fenced acreage ideal for recreation or gardening
- ❖ Bordered by mature trees providing a natural buffer and peaceful setting
- ❖ Conveniently located near golf courses, parks, and nearby amenities while maintaining seclusion

