

# HAPPEN HOUSTON

1330 Richelieu Lane, Houston, TX 77018

## FEATURES AND SPECS:

### FOYER

- Two-story entry with a striking pearl chandelier
- Wide-plank white oak flooring
- Clear sight lines into the formal study and main living spaces

### STUDY - 17'0" x 13'10"

- Custom panel display wall
- Gold and glass chandelier
- Access to full bathroom

### DINING AREA - 16'6" X 13'

- Designer chandelier and sconces
- Custom wainscot paneling
- Built In wine room with glass door and aluminum framing
  - Built in cabinets in a laquer finish with gold hardware.
  - Wine bottle shelving
  - Integrated Thermador wine refrigerator
  - Quartz countertop with undermount sink and gold faucet
  - Undermount Avallon ice maker

### KITCHEN - 20'5" x 13'8"

- Waterfall quartzite island with seating
- Thermador appliance package including:
  - 48" French Door Refrigerator
  - Pro Grand 48" gas range with griddle
  - Emerald 24" dishwasher
  - 30" Microdrawer microwave
  - 30" Push to Open Warming Drawer
- Pot filler, custom vent hood, brass accents
- White oak + painted cabinetry with brass accents and soft-close hardware
- Walk-in pantry with extensive storage
- Designer pendants over island

### LIVING ROOM - 28' X 17'10"

- Gas fireplace with white wood panel surround flanked by built in cabinets and floating shelving
- French doors to covered patio

### MUDROOM

- Floor to ceiling cabinetry
- Built in bench with cubbies
- Direct access to garage

### PRIMARY SUITE - 18'2" X 14'6"

- Tray ceilings with soft natural light
- White oak flooring and warm neutral palette
- Quiet retreat tucked at the rear of the home
- Thermador Coffee maker and beverage refrigerator at entry

### PRIMARY BATH - 15' X 12'6"

- Separate vanities
- Freestanding soaking tub
- Oversized glass-enclosed shower with dual fixtures
- 2 walk in closets with:
  - Built-in dresser towers
  - Pull-down hanging racks
  - Abundant shelving and drawers

### GAMEROOM - 20'10" X 16'4"

- Natural light and soft neutral finishes
- wood panel display wall with lower cabinets flanked by floor to ceiling book cases
- Space for large sectional or media setup

**\*\* All Information above is per seller and should be independently verified. \*\***

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## FEATURES CONTINUED

SECONDARY BEDROOMS - 17'10" X 13'10",  
16'6" X 12', 13'6" X 13'

- Each with walk in closets
- En-suite layouts
- Consistent, calming neutral palette

## LAUNDRY ROOM

- Custom cabinetry with ample work surface
- Deep sink for convenience

## OUTDOOR LIVING

- Covered patio
- Full summer kitchen with:
  - Full summer kitchen with:
  - Gas grill
  - Sink
- Large lawn with room for pool

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