

# 2 BURKHART FOREST

## FEATURES & AMENITIES

### HOME STATS

- 6,042 SF Home (per HCAD)
- 10,002 SF Lot (per HCAD)
- Year Built: 2008 (per HCAD)
- Builder: Robert Steinke, Imperial Builders
- 2 Stories
- Bedrooms: 5
- Baths: 5 Full, 1 Half
- Exterior: Stucco & Stone
- Composition Roof
- Foundation: Slab
- Subdivision: Burkhardt Forest, Spring Valley Village

### LIVING ROOM

- Gaslog fireplace with cast stone mantle surround and natural stone accent wall
- Custom built ins with glass shelves and down lighting
- Travertine floors
- Faux wood beams in the ceiling
- Natural stone arches and columns
- Recessed lighting
- Integrated sound speakers

### KITCHEN

- Travertine floors
- Quartz counters with tile backsplash
- Center island breakfast bar seating
- Pendant lights over center island
- Recessed and under-cabinet lighting
- Lower cabinets with soft closing drawers, upper cabinets with glass front and cabinet lighting
- Oversized walk-in pantry
- GE Monogram® cabinet depth refrigerator
- GE Monogram® 6-burner gas cooktop with double oven and griddle
- Stainless Steel "Vent a Hood" Vent hood
- Pot filler
- Sharp® microwave drawer
- Bosch® stainless-steel dishwasher
- Hoshizaki® icemaker
- Warming drawer

### DINING ROOM

- Travertine floors
- Natural stone accent wall
- Bar area
  - Antique mirror backsplash
  - Quartz counters
  - Under shelf LED lighting
- Plantation shutters
- Soft-close drawers and doors

### STUDY/ SECONDARY BEDROOM

- Hardwood floors
- 5-blade ceiling fan
- Built in bookcases
- Built in desk with travertine counters and upper shelving
- Seagrass wallpaper
- Walk in closet with shelving
- Powder Bath with plumbing stubbed where bench currently sits
- Views of the rear yard and pool area

# 2 BURKHART FOREST

## FEATURES & AMENITIES

### PRIMARY BEDROOM

- Hardwood floors
- Tray ceiling with recessed lighting
- 5-blade ceiling fan
- Natural stone accent wall
- Access to back yard
- Plantation shutters

### SECONDARY BEDROOM

- Hardwood floors
- 5-blade ceiling fan
- Walk-in closets with hanging rods and shelving
- Views of back yard
- Plantation shutters

### PRIMARY BATHROOM

- Porcelain tile floors
- Marble tile shower
- Heated towel bar
- Steam shower
- Dual vanities with quartz countertop
- Freestanding jetted bathtub
- Walk in shower with bench in a seamless glass enclosure and sauna steam
- Private water closet with Toto® washlet
- Walk-in closet with built in drawers, cabinets and pull-down hanging rods (island)
- Stacked ASKO® washer and dryer

### EN SUITE BATH (shared with game room)

- Travertine floors
- Polished travertine countertops
- Undermount sink
- Shower/ Tub Combo

### SECONDARY BEDROOM

- Hardwood floors
- Chandelier
- Walk-in closets with hanging rods and shelving
- Plantation shutters

### UTILITY ROOM

- Built-in upper cabinets and lower drawers with granite countertop and matching backsplash and undermount sink
- Drying rack
- Washer and dryer – full size

### EN SUITE BATH

- Travertine floors
- Polished travertine countertops
- Undermount sink
- Shower/ Tub Combo

### SECONDARY BEDROOM (2<sup>nd</sup> Primary)

- Hardwood floors
- 5-blade ceiling fan
- Recessed lighting
- Custom built in desk and upper cabinets
- French door access to en-suite bath

### GAME ROOM

- Hardwood floors
- Custom stone wall
- Integrated sound speakers
- Wet bar with glass front, upper cabinets and wine fridge
- AV Closet
- Built in office space
  - Upper and lower cabinets
  - Granite counters
  - Stone backsplash
  - Built in bookshelves
  - Closet with shelving

# 2 BURKHART FOREST

## FEATURES & AMENITIES

### EN SUITE BATH

- Porcelain tile floors
- Dual vanities with quartz countertops
- Undermount sinks
- Freestanding soaking tub
- Tile surrounded walk in shower with glass door
- Private water closet
- Walk-in closet with hanging rods and shelving
- Built-in dresser

### MEDIA ROOM

- Carpet floors
- 5-blade ceiling fan
- Recessed lighting
- Surround sound speakers
- Built in cabinets with granite countertop
- Storage closet

### GYM

- Hardwood floors
- 5-blade ceiling fan
- Mirror walls
- Attic access

### BACKYARD

- Covered Summer Kitchen
  - Granite countertop with sink
  - Ceramic tile backsplash
  - Kitchen aid gas grill
  - GE Monogram refrigerator
  - Stained beadboard wood ceiling with ceiling fan
- Travertine decking
- Heated saltwater pool and hot tub with pebble tec finish
  - New pool heater April 2025
  - New salt cell 2025
- Artificial turf

### GENERAL AMENITIES

- 2- Car garage
  - Storage closet
  - Stained wood garage doors
  - Door access to side yard
  - Additional covered parking with stained bead board ceiling
- Whole home speakers
- Central vacuum system including garage
- Tankless water heater - 2
- HVAC - 3
- Cat5 wiring throughout home
- Outdoor security lighting
- Landscape lighting including path lighting and uplighting
- Mosquito Spraying system
- Outdoor speaker system
- Outdoor irrigation system
- Whole home fire sprinkler system
- Water softener
- Reverse-osmosis drinking water system
- UV lights HVAC systems
- Pool table included
- Exterior paint redone in 2021
- HVAC in downstairs main rooms:
  - SEER rating of 25
  - 5-ton unit
  - Replaced in July 2023
- HVAC in upstairs rooms:
  - Hi-efficiency
  - Replaced in Sept 2020
- HVAC in Primary Bedroom:
  - Original to the home

### EXCLUSIONS

- Outdoor ceramic pots
- Garage refrigerator and wine cooler
- Wireless networking equipment

# 2 BURKHART FOREST

## FEATURES & AMENITIES