



## 2332 WROXTON ROAD SOUTHAMPTON PLACE EXT



6,000 SQFT LOT



4,411 SQFT



3-4 BEDROOMS



4 BATHROOMS

### PROPERTY HIGHLIGHTS

- Private gated entry
- Whole-home surround system
- Two Balconies
- Full Home Savant system
- Solar panels with power protection and backup battery.
- Clean water system with filtered reverse osmosis
- Designed by Erick Ragni of Ragni Grady for Allegro Builders & featured in the 2016 AIA Home
- Prime location near Rice Village with convenient proximity to bookshops, coffeecafés, restaurants, and a variety of fitness studios



### FIRST FLOOR - LIVING & ENTERTAINMENT

- Flex room ideal as home office or 4th bedroom
- Pool area retreat featuring an outdoor kitchen and fire pit, perfect for entertaining
- Sliding doors opening to a beautiful pool creating a seamless indoor-outdoor living experience
- Marble fireplace
- Chef's kitchen featuring Italian Poliform cabinetry, Miele appliances, a beverage fridge, and Kohler & Lacava faucets.



### SECOND FLOOR - LIVING ROOM & BEDROOMS

- Two bedrooms with ensuite baths
- Balcony in the second bedroom overlooking the pool
- Living space and washer and dryer
- Primary suite with a balcony, custom walk-in closets, a spa-style bath with a freestanding tub, a glass-enclosed shower, and a double vanity with vessel sinks and sleek cabinetry.

