

7703 Janak Dr, 77055

FEATURES:

Interior Elegance & Design

- Soaring 1st Floor Living: 23' vaulted ceilings with exposed beams, an abundance of natural light.
- Gourmet Kitchen: Quartz countertops, oversized dine-in island, custom wood cabinetry, Electrolux stainless steel appliances, double ovens, gas range, and a dedicated dry bar with beverage fridge.
- Dual-Sided Fireplace: A stunning see-through feature that anchors the open-concept living & dining spaces.
- Premium Finishes: Gleaming Red Oak hardwoods throughout main living areas, and designer lighting.

Rest & Relaxation

- Primary Retreat: A private haven featuring spa-like ensuite with Origami soaker tub, separate seamless glass Euro shower, double vanities, custom-fitted walk-in closet + additional storage room!
- Flexible Layout: Includes a 1st floor Flex room/Bedroom with a private exit to the pool/breezeway—perfect for guests or a home gym. Full guest bathroom on 1st floor
- Step out Living or Dining areas to enjoy the expansive screened-in Sunroom overlooking the Pool.
- Second Floor: Two additional spacious bedrooms both enjoying access to separate Balcony Areas (one screened), an open Gameroom/Flex space, a dedicated Office/Study with custom built-ins, and another full bathroom.

Outdoor Living & Storage

- Backyard Oasis: Gorgeous "Endless" Swimming Pool surrounded by professional landscaping, composite pool deck, and grassy yards laid to front and back.
- Multiple Retreats: Enjoy the outdoors from various locations around the home, including 1st floor porches, Pool Deck, plus the North & East facing balconies on 2nd.
- Exceptional Storage: Oversized 2-car garage, plus multiple dedicated storage rooms, including unique under-stair room accessed via Primary WIC, plus additional storage rooms on N Balcony.

Systems & Efficiency

- HERS Certified Home: Optimized for energy performance.
- High-End Mechanicals: Navien tankless water heater, Low E windows, PEX plumbing, Trane AC, and a 30-year ELK roof, + much more.

Unbeatable Location

- Prime Connectivity: Minutes from the Energy Corridor, Downtown, the Medical Center, Museum District, main commuter highways and beyond.
- Prestigious Surroundings: Nestled among \$1M+ new construction homes in a rapidly appreciating are

ENERGY:

- HERS® Energy Certified / 5* Rating: 64;
- Insulated/Low-E windows, UVL Radiant Attic Barrier, R19-U Wall Insulation, R30-U Roof Insulation
- Trane 15 SEER condenser
- Navien NPE 240A Energy Start Tankless Water Heater
- LED lighting & Ceiling Fans throughout
- Energy Star Appliances
- PEX Plumbing
- Insulated Garage Door

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TECH FEATURES:

- 2885 Living sf / 6,545 sf Lot
- Built: 2014 by The O.D.D Group (Open Design & Development Inc)
- Foundation: Slab
- Roof: 30 year ELK Prestique raised profile composition roof, with Stainguard, Ridge venting.
- Standing Seam Metal Roofing over continuous 2nd floor dormers (deflects heat).
- Custom Aluminium Gutter with Rain Chains.
- Exterior: Hardi / Cement Board / Stone construction, Hardi Soffits; Stylish Cylinder Downlights Front&Side (auto Dawn to Dusk setting)
- Grasscrete Permeable Driveway
- Automatic / Gated Driveway Access

POOL FEATURES:

- Installed 2015 by Houston Cool Pools <https://houstoncoolpools.com>)
- Lower Maintenance ¹“Endless” Gunite Swimming Pool with ²In-Floor Cleaning System and ³Salt Chlorine Generator
 - Enclosed Pool Equipment Housing
 - 3 pumps
 - Pentair Intelliflow variable speed pump (High-efficiency)
 - Infloor cleaning system pump
 - Badu Stream II SwimJet System
 - Automatic Water Fill System
 - Hayward Aquarite Salt Chlorine Generator
 - Premium LED Pool Light, Multicolored with Light Shows
 - 2 Programmable Time Clocks (Pool & Cleaner)
 - 3 Entrance Steps with 6’ extended 2nd step (‘Cocktail Bench’)
 - 8” on center 3/8” steel rebar throughout the Pool
 - Gunite: 12” continuous bond beam with 6” – 9” walls and floors
 - 5-7 Return Inlets with adjustable eyeball fittings
 - 2” suction and 1 ½” return lines
 - Skimmers / Separate Skimmer line back to pump controlled by Jandy Valve
 - Main Drain with VGBA approval Anti-Entrapment Drain Cover
 - Hydrostatic Relief Pipe in pool main drain
 - Deck/Pool Patio features low maintenance Composite Decking

¹ *Endless swim system: A pool technology using a powered propulsion unit to create a continuous, adjustable water current, allowing you to swim in place indefinitely without ever reaching the wall.*

² *In-Floor Cleaning System: a built-in automated system, pop-up nozzles installed directly into floor steps & benches of swimming pools. The heads spray pressurized water to move dirt towards the main drain, keeping the pool clean, improving circulation, & reducing heat loss.*

³ *Salt chlorinator: (or salt chlorine generator) A sanitizing system, uses dissolved salt to generate chlorine for a swimming pool through electrolysis. It continuously produces chlorine while the pool pump runs, reducing the need for manual chemical additions, providing softer water, and maintaining more stable sanitation levels.*