



DEVEAU
REALTY TEAM

9214 South Pass Lane



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COMPASS

Improvements & Amenities List

IMPROVEMENTS

- New roof installed (2024)
- New AC unit installed (2024)
- New HVAC system and furnace installed (2024)
- 12 inches of blown insulation added to attic for maximum energy efficiency
- Fully equipped tiki hut outdoor kitchen with prep sink, refrigerator, wine cooler, stereo system, and fold-down TV (2021)
- Complete renovation of full pool bathroom (2021)
- All garage doors and openers replaced on both garages (2021)
- LeafGuard gutter system installed throughout (2021)
- New pool filter and automatic cleaning robot installed (2021)
- All full-size dead trees removed from property
- Upgraded light fixtures and sink hardware throughout the home

FOYER/ENTRY

- Double wrought iron and Fleming glass front door with decorative iron inserts and glass panels
- Dual two-story side lights flank the front entry for added elegance
- Arched clerestory window floods the entry with natural light
- Elegant chandelier serves as a stunning focal point overhead
- Slate tile flooring sets the tone for the home's refined finishes

LIVING AREA

- Open-concept den designed for both casual entertaining and everyday family living
- Gas log fireplace serves as a dramatic focal point with split travertine tile surround, granite-topped hearth, and custom wood mantle
- Classic natural tan finish on wood panel walls provides a warm, inviting backdrop
- Large windows flank the fireplace and bath the room in natural light
- Crown molding adds an elevated architectural detail throughout
- Ceiling fan included for year-round comfort

SUNROOM / BREAKFAST AREA

- Charming sunroom space created by large windows and full glass doors leading to the covered patio
- Two additional storage closets conveniently located just off this space
- 8.5-foot breakfast bar overlooks the family room for additional casual seating

DINING AREA

- Spacious formal dining room designed to accommodate a large dining table
- Flows harmoniously into the den for seamless entertaining
- Recessed lighting
- Custom baseboards add architectural interest throughout

KITCHEN

- Modern white & navy cabinetry with brushed gold hardware throughout
- Granite countertops with full travertine backsplash extending to the ceiling
- 58-inch center island with pendant lighting
- Under-cabinet lighting
- Double pane arched window centered over the dual basin stainless steel sink
- Pendant lighting above sink adds a custom designer detail
- 5-burner gas cooktop with vent hood
- Stainless steel appliances include dishwasher, microwave, warming drawer, and double oven
- Beverage bar area complete with single basin stainless steel sink and built-in trash bin
- Full travertine backsplash with built-in niche for spices and oils
- Crown molding, slate flooring, and recessed lighting complete the kitchen
- Pantry and generous counter and storage space throughout

HOME OFFICE / STUDY

- Accessed through a rich stained custom barn door just off the foyer
- 5-inch plank wood floors
- Ceiling fan included for comfort
- Custom crown molding and recessed lighting throughout

PRIMARY BEDROOM

- Spacious primary bedroom retreat located on the first floor
- Brand new carpet throughout
- Custom barn door entry adds a designer touch
- Double window creates an airy, open feel interwoven with warmth and elegance
- All front-facing windows
- Generously sized to accommodate even the largest furniture arrangements

PRIMARY BATH

- Dual vanities with upgraded faucets and custom center cabinet with interior electrical outlets
- Unique petrified wood-look granite countertops
- Dual custom mirrors with sconces and recessed vanity lights
- Spectacular tile backsplash accents the vanity counters
- Oversized standalone walk-in shower
- Dual shower heads with thermostatic controls
- Granite bench seating and storage niche inside the shower
- Artisan subway tile surround with penny tile flooring
- Fleming glass garden window inside the shower
- Full linen cabinet and soft-close cabinets and drawers throughout

PRIMARY CLOSETS

- His and hers walk-in closets — both custom designed
- Her closet features the ELFA closet system with pendant lighting
- His closet features ELFA shelving with a door-operated light

GAME ROOM

- Expansive game room on the second floor
- Wood laminate flooring extends throughout the entire second floor
- Vaulted ceiling with ceiling fan, recessed lighting, and custom dental crown molding with uplighting
- Alcove finished with granite-topped cabinets and overhead built-in wine glass storage racks
- Enormous arched windows
- Display shelves

SECONDARY BEDROOMS

- Four generously sized secondary bedrooms — multiple with direct private bath access
- Ceiling fans, recessed lighting, and crown molding in multiple bedrooms
- Custom closet organizers in all secondary bedrooms
- Built-in dresser and custom shelving in one front bedroom

SECONDARY BATHROOMS

- Two secondary bathrooms serving the upstairs bedrooms and game room
- Spa-style frameless walk-in shower with dual shower heads, bench seating, penny tile flooring, and Fleming glass garden window
- Shower/tub combo with tile surround and penny tile accent band in jack-and-jill bath
- Recessed storage shelves in shared vanity/dressing area

UTILITY ROOM

- Generously sized utility room located inside the home
- Full storage closet, and space for a second refrigerator

OUTDOOR LIVING & POOL

- Heated gunite pool and spa for year-round enjoyment
- Extended decking ideal for large gatherings and entertaining
- Covered patio with ceiling fan and tile flooring
- Full renovated cabana bath with shower, and ceiling-to-floor storage cabinets
- Impressive tiki hut with fully equipped outdoor kitchen featuring water, refrigerator, wine cooler, stereo system, and fold-down TV

OTHER FEATURES

- Detached 3-car garage with shelving and workbench for added storage

COMMUNITY AMENITIES

- Community pool and clubhouse
- Playground with open green space
- Two tennis courts
- Retention pond with walking path and 2-mile trail