

3115 Beauchamp Feature List

4 Beds | 4 Baths | 1 Half Bath | 3,400 SF | Woodland Heights

EXTERIOR

- Hand-laid brick with continuous perimeter border detailing carried through the driveway and walkway.
- Covered front entry porch
- Pier and Beam foundation
- Gas connections for outdoor kitchen or generator

KITCHEN

- Custom on-site built white oak cabinetry
- Panel-integrated refrigerator in matching oak
- Panel-integrated double-drawer dishwasher in matching oak
- Oversized island with built in cabinets beneath overhang and open display shelving
- Retractable pop-out outlets on both sides of range
- Butler's pantry with additional cabinet storage

DRY BAR

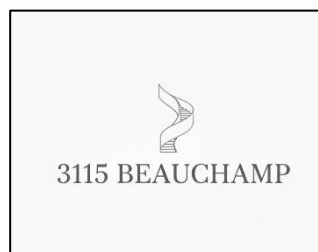
- Marble Eramosa countertop
- Beverage fridge and ice maker
- Warm oak cabinetry with ambient under-shelf lighting
- Warm linear overhead lighting

LIVING AREAS

- Hand-sculpted plaster gas fireplace with cornerless detailing
- Retractable slatted accent wall concealing TV
- Recessed built-in bench seat with vertical tambour accent wall
- Brasst floor outlets
- LED accent lighting integrated into baseboard perimeter
- Dual aluminum-framed doors opening from the living area to the garden

POWDER ROOM

- Floating Marble Fior di Bosco vanity
- Marble sconces
- Wall-hung toilet with concealed in-wall cistern



PRIMARY SUITE

- Private vestibule entry with floating built-in and warm under-lighting
- Spa-inspired bathroom with limestone floor and wall tile
- Travertino Classico Romano countertop with integrated carved sink (single slab)
- Wall-mounted chrome three-piece faucets
- Steam shower with stainless steel channel drain
- Wall-hung toilet with concealed in-wall cistern
- Full-height mirror-fronted linen cabinet with adjustable shelves
- Built-in LED makeup mirror
- Walk-in Shower with dual heads

SECOND FLOOR

- Flex room/study behind double pocket doors
- Two ensuite bedrooms
- Generous walk-in closet in one secondary suite
- Cedar-lined dry sauna with Harvia sauna stones

ARCHITECTURE & FINISHES

- 12-ft ceilings on first floor
- Grand 20-ft foyer ceilings
- Sculptural curved staircase with integrated lighting
- Arched doorways
- Trimless door openings on first floor with espresso interior doors
- Solid core doors
- Flush, seamless transitions between hardwood and tile
- Linear slot AC registers seamlessly integrated into the ceiling

SYSTEMS & TECHNOLOGY

- Hardwired Cat5 ethernet and coaxial in all bedrooms (low-EMF ready)
- Two 4-ton Carrier AC units
- Capped wiring to accommodate future sconces in hallway stairs and behind staircase

Eli Levy | 832.538.5823 | Eli@maven-re.com

