

# 8722 Lupton Lane

COMPASS

Features & Amenities



## House Overview

### OVERALL

- Custom-built home by Thakkar Development, completed summer 2025, per seller
- Interior designs by Christina Javanmardi
- Situated on an expansive corner lot
- Located in desirable Spring Valley Village
- Zoned to sought after SBISD schools: Valley Oaks Elementary, Spring Branch Middle, Memorial High School (buyer to verify)
- Close proximity to numerous private schools (Awty, Regis, First Baptist, St. Francis, just to name a few)
- Side facing garage
- 2 tankless water heaters
- Interior sprinkler system
- Spray foam insulation
- Security alarm system
- Ceiling speakers installed in various rooms
- Exclusively Sierra Pacific windows throughout
- Exclusively Visual Comfort lighting

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<b>Bedrooms</b>	4/5 Bedrooms
<b>Baths</b>	5 Full Baths, 1 Half Bath
<b>Square Feet</b>	5,403, per Builder
<b>Lot Size</b>	11,700, per HCAD
<b>Year Built</b>	Completed summer 2025, per Seller
<b>Garage</b>	2 Car Attached
<b>Neighborhood</b>	Spring Valley Village

throughout

- Wide-plank white oak hardwood flooring throughout
- DSC Alarm System w/ remote capabilities
- Sonos speakers & exterior cameras
- Hardwired security throughout
- 11' first floor ceiling height throughout
- 10' second floor ceiling height throughout
- Custom window treatments throughout
- Premium finishes throughout
- Linear slot air vents throughout
- Ecobee AC system
- Recessed canned lighting throughout
- High-end hardware throughout

### FRONT EXTERIOR

- Gorgeous curb appeal
- Sprinkler system
- Gutters
- Professional landscaping
- Mature trees
- Large front green space
- Gas lanterns

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



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## Features & Amenities

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- Corner lot
- Covered front porch with wood plank ceiling
- Arched steel double entry doors

### BACK EXTERIOR

- Double-wide driveway w/electric driveway gate
- Porte cochere w/ outdoor fan & recessed lighting
- 2 car attached garage w/ epoxy flooring
- Summer kitchen w/ Artisan grill, stainless steel sink, & electrical outlets
- Covered patio area with wood plank ceiling, 2 ceiling fans, recessed can lighting, & speakers
- Concrete pavers set in grid pattern w/ turf joints
- Grass space
- Pool-sized yard (buyer to verify)
- Gutters
- Wax Myrtle trees planted Oct. 2025

### ENTRY

- Arched steel & glass double entry doors
- Herringbone patterned white oak flooring at entrance
- Soaring 23' ceiling height
- Left hallway features 3 large Sierra Pacific windows overlooking backyard & huge under-stair walk-in closet
- Wide staircase w/ landing turn, wooden handrail w/ iron balusters, stair tread lights
- 2 tall windows at stairlanding; optimal place for a Christmas tree!

- Visual Comfort chandelier at staircase

### FAMILY ROOM

- Cast stone gas-log fireplace
- Custom Rift-Sawn white oak built-in display shelves with Philip Jeffries grass cloth wallpaper and storage cabinets below
- Library/ gallery sconces above shelving
- Wood beamed ceiling
- In-floor outlets
- Three large Sierra Pacific windows w/ custom drapes & shades
- Wall of windows w/ French doors leading to back porch
- Sonos ceiling speakers
- Spacious size; allows for large furnishings and a card table area
- Open floor plan with kitchen and breakfast area; ideal for everyday living and entertaining

### DINING ROOM

- Philip Jeffries grass cloth wallpaper
- Visual Comfort chandelier
- 2 Visual Comfort sconces
- Dry bar w/ Taj Mahal quartzite countertop and back splash, w/storage, Avallon panel-front beverage fridge, built-in wine rack w/ undercabinet stemware rack
- Wet bar w/ Taj Mahal quartzite countertop, matte black prep sink, storage below, 3 floating wooden display shelves above
- Built-in serving bar/buffet w/ Taj Mahal quartzite countertop w/ additional storage below & cabinetry

## Features & Amenities

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above w/ metal mesh cabinet inserts, & floating wooden display shelves

- Sierra Pacific windows w/ custom-made Roman shades & drapes
- Painted white oak framed paneled entry

### STUDY

- Located downstairs; tucked away for privacy
- Color-drenched painted in a deep green tone
- Wall of custom built-in cabinetry and built-in book/display shelves, wall space for art, and library/ gallery sconces above shelving
- Visual Comfort modern Sputnik chandelier w/ glass globes
- 3 tall Sierra Pacific windows w/ custom Roman shade, overlooking the frontyard
- Tall French doors lead to backyard area
- Electrical/connection for wall mount tv

### KITCHEN

- Open floor plan with family room & breakfast area; ideal for everyday living
- Taj Mahal quartzite countertops & backsplash
- Two Visual Comfort pendant lights
- Expansive 5"x10" island
- Oversized apron front sink
- Panel-front full-sized Subzero refrigerator and freezer

- 48" Wolf 6-burner gas range w/ double convection ovens, griddle & custom oversized plastered vent hood above
- Pot filler
- Glass-front display shelving flank the range
- Flushed-mount countertop outlets
- Pull-out utensil drawer & spice rack drawer
- Wolf stainless steel built-in microwave drawer
- Bosch panel front dishwasher
- Sonos ceiling speakers
- Pull-out double trash can drawer
- Ample storage with soft close drawers and soft shut cabinet feature
- Undercabinet lighting

### SCULLERY KITCHEN

- Taj Mahal quartzite countertops
- Zellige tile backsplash
- Open pantry shelving w/ additional ample cabinet/drawer storage
- Space for second refrigerator
- Oversized sink
- Window above sink w/ custom-made cafe curtains
- Secondary Bosch panel-front dishwasher
- Porcelain tile checkered pattern floor
- Undercabinet lighting

### BREAKFAST AREA

- Dry bar w/ Taj Mahal quartzite countertop, Avallon panel front mini beverage fridge, storage below, Rift-Sawn white oak display shelves

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with brass detail & glass-front display cabinets

- Visual Comfort light fixture
- Corner wall of Sierra Pacific windows w/ custom Roman shades overlook backyard space
- Light-filled space

### FLEX ROOM DOWNSTAIRS (PLAYROOM//OPTIONAL 5th BEDROOM)

- Flex room located downstairs; makes an ideal 5th bedroom, playroom, you name it!
- Entrance with storage, Taj Mahal quartzite countertop & floating display shelves
- French doors lead to covered patio area w/ porcelain tile floor & recessed can lighting, 2 gas lanterns
- Window and doors with custom-made Roman woven shades
- Ceiling fan
- Walk-in closet w/ built-in shelving & hanging space

### ENSUITE BATHROOM FOR DOWNSTAIRS FLEX ROOM:

- Located off flex room entry behind pocket door
- Designer wallpaper
- Honed granite countertop
- 2 Visual Comfort sconces
- Door w/ custom-made woven Roman shade; leads to porte cochere
- Walk-in shower w/ frameless glass shower door, Zellige square tile surround, soap niche, & tumbled stone mosaic flooring

### PRIMARY SUITE

- Located upstairs towards the back of the home
- Wooden French door entry
- Entrance with display counter & storage below
- Windows w/ custom-made Roman shades and drapes
- 13' vaulted ceiling
- Ceiling fan
- Wide-plank white oak floor
- AC thermostat control in bedroom

### PRIMARY BATHROOM

- Dual vanities each w/ honed marble countertop, Visual Comfort sconces, sink, mirrors, and storage below
- Freestanding soaking tub w/ unlacquered brass wall mounted plumbing fixture hardware
- Oversized shower with frameless glass shower enclosure w/ 2 doors, marble surround, herringbone pattern marble floor, fixed & detachable showerheads, 2 soap niches
- Honed marble tile floor
- Separate water closet
- PRIMARY CLOSET
  - Center island w/ honed marble countertop, storage below, & electrical outlets
  - Window w/ custom-made Roman shade, window seat with custom-made cushion & storage below
  - Tons of hanging space (w/ pulldown handles)
  - Additional built-in dressers w/ glass-front display cabinets flank the window seat
  - Built-in shoe rack

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- Direct access to utility room

### SECONDARY BEDROOM #1

- Ceiling fan
- Windows w/ custom-made woven Roman shades; 2 overlooking front yard & 2 overlooking side yard
- Wide-plank white oak flooring
- Walk-in closet w/ built-in hanging & shelving
- Linen closet w/ French doors and built-in shelving located in hall
- Hallway leading to additional rooms has three window seats w/ storage below

### BATHROOM FOR SECONDARY BED #1

- Vanity with quartz countertop & storage below and electrical outlet inside top drawer
- Visual Comfort sconce
- Shower with frameless glass door w/ subway tile wall surround, herringbone pattern tile floor, soap niche & quartz shower threshold
- Herringbone pattern tile floor
- Towel hooks for shower & hand towels

### SECONDARY BEDROOM #2

- Ceiling fan
- Windows w/ custom-made woven Roman shades, overlooking side yard
- Wide-plank white oak floor
- Walk-in closet w/ built-in hanging, drawers & shelving

### BATHROOM FOR SECONDARY BED #2

- Vanity with quartz countertop, storage below, electrical outlet inside top drawer
- Visual Comfort sconce
- Shower with frameless shower door, Zellige tile wall surround, basketweave pattern tile floor, soap niche & quartz shower threshold
- Herringbone pattern tile floor
- Towel hooks for shower & hand towels

### SECONDARY BEDROOM #3

- Ceiling fan
- 2 large windows w/ custom-made woven Roman shades overlooking side yard
- Wide-plank white oak floor
- Walk-in closet w/ built-in hanging, drawers & shelving

### BATHROOM FOR SECONDARY BED #3

- Vanity with quartz countertop, storage below, electrical outlet inside top drawer
- Visual Comfort sconce
- Shower with frameless shower door, Zellige tile wall surround, basketweave pattern tile floor, soap niche & quartz shower threshold
- Herringbone pattern tile floor
- Towel hooks for shower & hand towels

### MEDIA/ GAME ROOM

- Located on the second floor
- French door entry
- Sonos ceiling speakers

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- Windows w/ custom-made woven Roman shades
- 2 window seats w/ storage below
- Ceiling fan
- Wide-plank white oak floor
- Vaulted ceiling

### POWDER BATH

- Located off the first floor
- Marble waterfall edge floating vanity w/ sink, wall mounted plumbing fixture & open storage shelf below
- Zellige tile backsplash goes all the way to the ceiling
- Decorativemirror
- Designer Farrow & Ball wallpaper
- 2 Visual Comfort sconces
- Privacy window w/ custom-made Roman shade

### MUDROOM

- Situated between scullery kitchen & garage
- Porcelain tile checker pattern floor
- Door provides direct access to attached garage
- Built-in desk area w/ electrical outlet inside pull out drawer & additional cabinetry above
- Built-in bench w/ 4 individual cubbies, drawers below, & additional shelves above ; ideal “drop zone”
- Storage closet w/ built-in shelving & hanging bar

### UTILITY ROOM

- Conveniently located upstairs with all of the bedrooms

- 2 entry doors; off hallway & through primary closet for convenience
- Built-in pullout hamper
- Quartz countertop, Zellige tile backsplash, stainless steel sink
- Ample storage
- Patterned porcelain tile floor
- Hanging bar
- Window above sink area
- Built-in washer & dryer enclosure w/ cabinet storage above
- Washer and dryer connections

NOTE: Several furnishings available for purchase at an additional cost