JONES DUVAL GROUP
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1222 Timber Grove Ln., Houston, TX 77008

Luxury Feature Highlights

Rare ravine lot with privacy from neighbors

- Level 5 smooth-finish walls and premium designer finishes throughout.
- Grand entry with oversize custom iron door and 24-foot ceilings; gallery features a floating staircase, in-line glass railing, 3-inch hardwood treads, 20-foot ceilings, and floating catwalk.
- Chef's kitchen with custom cabinetry, Bertazzoni 48-inch refrigerator/freezer, double dishwashers, 48-inch double-oven gas range, convection oven/microwave, vent hood, oversized island and bar, Brizo faucet, reverse osmosis water, and task lighting.
- Great room with double-sided fireplace, Thorntree white marble surround, and Hunter Douglas motorized shades.
- Dining room with Eurofase chandelier and 48-inch wall sconces, 20-foot ceilings, and 14-foot folding glass doors.
- Home office with custom built-ins, porcelain-top desk, integrated art lighting, designer wallpaper, automatic shades, home audio, and herringbone premium porcelain tile.
- Primary suite with motorized shades; custom closet with safe, vanity, and oversized island; spa bath with 20-foot ceilings, wet room, soaking tub, dual showerheads, Brizo fixtures, floating cabinets, and double sinks.
- Primary laundry with custom cabinetry, designer amethyst hardware, undermount Brizo sink, and solid-surface counters.
- Media room with custom cabinetry, Eurofase sconces, drop-down screen, 4K projector, and premium surround sound.
- Sitting room and powder room finished with Eurofase lighting, designer wallpaper, Brizo fixtures, custom floating cabinetry, and porcelain counters.
- Savant home automation with security cameras and whole-house audio; Generac whole-house generator; whole-house water softener and filtration.
- Flooring includes Mirage Duramatt Maple and premium porcelain tile downstairs; premium engineered wood, porcelain tile, and carpet upstairs in media room and bedrooms.
- Luxury pool and hot tub with glass tile, pebble plaster, laminar jet water features, and full automation; large-format porcelain paver deck and porcelain-tile patios.
- Tandem 3-car garage, elevator-ready design, two large climate-controlled seasonal storage rooms upstairs, and approximately 1,500 SF of concrete storage beneath the main house.
- Professionally designed landscaping with front and back lighting, artificial turf backyard, and putting green.

Features provided by seller; buyer to verify all details.