



FEATURES & IMPROVEMENTS

1716 Driscoll Street

HOUSTON, TEXAS

BONNIE M. COLLINS, REALTOR®

1716 Driscoll Street pairs a high-spec contemporary build with thoughtful, designer-led enhancement. Extensively enhanced since its 2023 purchase with significant technological and outdoor-living improvements — coordinated by interior designer Laura Thompson Design Company, ASID, and landscape designer Blair Mitchner of Up Country Landscape Design. The home is built for lock-and-leave living, anchored by a fully finished outdoor environment, and layered with technology that stays quietly out of view.

4 Bedrooms · 4.5 Baths · Oversized 2-Car Garage · Builder: Vendome Developments

LOCK-AND-LEAVE LIVING: Motorized Hunter Douglas shades, an app-managed pool and lighting system, dual-zone Nest climate control, and a MyQ garage system let the home's everyday functions be managed from anywhere.

A FINISHED OUTDOOR ENVIRONMENT: A custom pool and spa, DCS outdoor kitchen, custom-designed architectural steel shade structure, integrated lighting, and professionally coordinated landscaping form a complete, low-maintenance outdoor living space.

DESIGNER LAYERS, CUSTOM BUILD: Thermador and Miele appliances and European white oak and Italian porcelain flooring were already in place; custom cabinetry, designer plumbing fixtures throughout, motorized shades, and designer lighting were added since.

TECHNOLOGY, OUT OF VIEW: Automated shades, lighting, audio, climate, pool controls, and the garage system are integrated into the home rather than dominating its design.

CONSTRUCTION, STRUCTURAL & GARAGE

- Contemporary/modern design and floor plan by original builder Vendome Developments
- Engineered foundation set on 20 piers beneath the slab, driven approximately 12 feet underground for exceptional stability — with the home elevated roughly 18 inches above grade for added protection
- 2x6 Douglas fir wall construction and AdvanTech engineered subfloor system
- Tankless water system
- 10-foot second-floor ceilings
- Elevator shaft ready to all floors, with a dedicated breaker box for future installation
- RAM windows throughout
- CAT6/data wiring in every bedroom, with data hubs on each floor for strengthened Wi-Fi coverage
- Oversized two-car garage with epoxy flooring, an additional storage area, and two 220V electric-vehicle outlets

INTERIOR DESIGN, CABINETRY & ARCHITECTURAL FINISHES

- Custom-designed cabinetry added to the living room and library/study by designer Laura Thompson, ASID, with Sietto white-glass hardware on the library cabinetry (2024)
- Dining room's built-in modified to add columns of shelving (2024)
- Designer wallpaper in the powder bath (2024)
- Brizo Litze polished-chrome bath hardware throughout multiple bathrooms and the primary closet (2024)
- Custom steel-and-glass front entry door with custom-designed etched glass (2024)
- 7½-inch designer-selected European white oak engineered flooring on the second floor
- Large-format 24" x 48" Italian porcelain tile on the first floor and in bathrooms
- Extensive custom millwork, with designer-selected lighting and hardware throughout
- Level 5 stucco exterior accents — the smoothest, most refined stucco finish available, with crisp, seamless-looking walls

TECHNOLOGY, LIGHTING & COMFORT

- Motorized Hunter Douglas shades throughout, with PowerView motorization, programmable schedules, and app control (2024)
- Primary suite fitted with both privacy/opaque and blackout shades (2024)
- Dedicated art lighting throughout, including recessed cabinet downlighting (2024)
- Integrated surround sound in the living room, dining room, primary bedroom, primary closet, and outdoor kitchen/entertaining area (2024)
- App-controlled interior and exterior lighting (2024)
- Two high-efficiency Trane HVAC units for true dual-zone climate control, each paired with its own Nest thermostat (2024)
- Minka Aire designer ceiling fans throughout (2024)
- MyQ smart garage-door system with a custom tinted tempered-glass garage door (2024)
- Five Ubiquiti exterior security cameras

OUTDOOR LIVING, POOL & LANDSCAPING (COMPLETED IN 2024)

Collaboratively designed and executed by Laura Thompson, ASID and Blair Mitchner of Up Country Landscape Design.

- Custom swimming pool and spa, with exterior lighting that's programmable and app-controlled
- Custom specialty steel architectural structure framing the pool
- Integrated pool art and ambient lighting*
- Custom outdoor tile and stonework
- Artificial turf and hardscape for a low-maintenance outdoor environment
- Integrated sound system in the outdoor kitchen and entertaining area
- Custom outdoor kitchen with DCS built-in grill

**The custom commissioned pool art is excluded from the sale. Bonnie Collins has the artist's contact information for buyers who would like a similar piece designed for the space.*

KITCHEN, DINING & BAR

- Two separate 30-inch Thermador refrigerator and freezer towers
- Thermador range with two ovens; Miele speed oven and built-in Miele coffee maker
- Soft-close cabinetry throughout, with custom finishes
- Quartzite double waterfall-edge island and countertop with matching backsplash
- Ruvati single-basin undermount sink with a workstation-style accessory set
- Upgraded premium kitchen faucet, pot filler, garbage disposal, and outdoor faucet
- Walk-in pantry
- Downstairs bar with tailored cabinetry and countertop
- Two Hisense beverage refrigerators — one in the downstairs bar, one upstairs in the utility room — plus one Hisense wine refrigerator

SECONDARY BEDROOMS, OFFICE & BATHS

- 4 bedrooms / 4.5 baths, with en-suite baths and walk-in closets throughout
- Italian porcelain tile in all bathrooms — two with oversized showers, one with a tub/shower combo
- Designer bath finishes, with LED/Wi-Fi-capable, antifog mirrors in designated baths
- First-floor office with a private walk-in closet and extensive storage
- Custom designer floating desk and cabinetry added to the office after the 2023 purchase

LIVING, PRIMARY SUITE & ENTERTAINING

- 60-inch gas fireplace with remote-controlled flame height, temperature, and lighting
- Italian porcelain book-matched slabs surrounding the fireplace
- Custom floating cabinetry and display shelving, fully lit and designed by Laura Thompson, ASID
- Western Architectural Openings sliding-door system connecting the living area to the backyard
- Primary suite with 7½-inch European white oak flooring, a coffered ceiling detail, a custom dual-sided gas fireplace with Italian porcelain surround, and a generous sitting area for quiet mornings or private relaxation
- Primary bath with 24" x 48" Italian porcelain floor and wall tile, dual floating vanities, and an oversized frameless-glass shower
- Primary closet with a central wardrobe island featuring an opal white countertop and built-in chest of drawers, extensive custom millwork, and pull-down rods for high-ceiling hanging storage

RECENT CARE

- Primary bath tile professionally cleaned and sealed — July 2026
- Stucco inspected by Stucco Pro Inspections; all recommended repairs completed — October 2026
- AC annual maintenance service completed with Ready Air — September 2026

Sophisticated by design. Exceptional by location. Effortless by nature.

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