

*1118 Vera Court  
Bartonville, Texas*

*Property Feature List*

Square Footage – 10,420 UR and 6977 Square Feet AC

Garages – 5

2 Acres

Highly Rated Argyle Schools

Close to Liberty Christian

Frontier - Fiber

Co Serv - Natural Gas

Co Serv - Electric

Cross Timbers – Water

Septic - Aerobic

**Exterior Features**

Standing Seam Class 4 metal roofing

Iron and Glass Front Door Window Wall

Anderson and Western Windows

Western Sliding patio doors

Large Outdoor living area with Villawood 42" gas fireplace

65" Class X77L HDR LED flat screen TV with Sonance Outdoor Speakers

Large Outdoor living area with Kitchen:

42" Coyote Gas Grill, Tradewind 48" hood/insert – 1200 CFM,

Coyote 15" Trash/Recycle Pull Out, Coyote CCD-WD built in warming drawers

24" Coyote outdoor fridge.

Phantom Screens

Large Swimming Pool, with hot tub and water features. Surrounded with concrete pavers.

Pavers on front porch

2 acres of fully irrigated and landscaped yard with large trees

Entire back yard is fenced in with black iron fencing.

## Interior Features

Classic Series LLT-952 Traction Residential Elevator with smoked glass and black gate

Large primary bedroom with separate his and her closets full of built ins.

Coffee bar, and large fully tiled luxury bathroom.

4 large Secondary En-Suite Bedrooms/Baths

Large Family Room with Primo 60" Gas Fireplace (See below for Audio Video Details)

Large Dining Area

Large Leisure/Wine Room

Honed Stone Columns

Game/Theatre room with built in cabinets (See below for Audio Video Details)

Office Near Primary Suite

Gym/Exercise Room Near Primary Suite

Custom Kitchen (See below for Audio Video and Appliance Details)

5" White Oak Hardwoods and Luxury Tile Throughout

Custom cabinetry with soft close door hinges and soft close undermounts drawer glides

Several ceiling and wall accents with LED lighting

Quartzite and Quartz countertops

4 - Multistage Lennox HVAC systems with Wi-Fi - ML18XC2 with linear slot diffuser grills

2-Navian tankless water units with recirculating pump

Brizo, Kohler, Delta, and Toto Plumbing fixtures

Solid Core Interior Lincon Park Shaker Doors – 8'

Open cable railing at stairs

Fire Sprinklers

Fully Encapsulated Foam AC Envelope

Level 5 Smooth Drywall Finish – 5/8" Drywall on all walls and ceilings

Sherwin Williams Emerald Paint

Sub Zero/Wolf Appliances

1-Wolf Sealed burner 48" – 6 Burner range top and infrared griddle Model SRT486G

1-Best Built in Range Hood – CP57IQT482SB

1-Wolf 30" E Series Professional Built-in Convection Steam Oven – Model CSO3050PE/S/P

1-Wolf 30" Single Wall Oven

1-Sub Zero Designer panel ready 36" column refrigerator – Model DEC3650R

1-Sub Zero Designer panel ready 36" column freezer – Model DEC3650FI

2-Sub Zero 24" Full Height Designer Wine Cooler – Model DEC2450W/ (1 left and 1 Right at Leisure Room)

1- U Line 15" Icemaker – Model UHCR115-IS01B

1-Wolf 24" Microwave Drawer – Model MD24TE

1-Cove Panel Ready Dishwasher – Model DW2450

1-Zephyr 24" Fridge (Coffee bar)

## Interior Features

High-end audio/Video

Control 4 home automation with multiple remotes

Lutron lighting control system including LED rope lighting in multiple locations

Luma surveillance system with 7 Illumivue IP4T-NC Security Cameras

Control 4 Video Doorbell

15-Lutron 6 Button Keypads

21-Lutron Maestro Pro Dimmers

3-Lutron Wireless Repeaters

DSC security system with 2 DSC Pro 7" touch screens

Control4 T4 In Wall Touch Screen

Araknis 520 series wireless internet access points in 5 additional locations

Family room with 75" Sony Full Array LED 4k TV

Theatre/game room with Samsung 98" Crystal UHD 4K TV and 5.1.2 Surround Sound

Sonance and Sony premium sound system in Family, office, library, kitchen, Leisure/wine room, theatre/game and both patios.

Outdoor living area with gas fireplace, built-in heaters, and 65" Class X77L HDR LED flat screen TV with

Sonance Outdoor Speakers

Araknis Networks Router

4- Araknis Networks Access Points

Phantom Screens (Patio)

## Garage Features

3 – Custom Cedar Doors with Windows

¾ HP Liftmaster Openers – Model 87802 with Battery Back Up

Epoxy Garage Floors



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