



3237 Harkey Rd, Pearland

## EXTERIOR FEATURES

### ARCHITECTURAL DESIGN

- MODERN CONTEMPORARY CUSTOM-BUILT ESTATE
- DRAMATIC GATED ENTRANCE WITH ARCHITECTURAL STEEL GATES
- EXPANSIVE ASPHALT DRIVEWAY WITH EXTENDED PRIVATE APPROACH
- COVERED PORTE-COCHÈRE STYLE CENTER DRIVE-THROUGH FEATURE
- SMOOTH MODERN STUCCO-STYLE EXTERIOR
- CONTEMPORARY BLACK ACCENT DETAILING
- OVERSIZED PICTURE WINDOWS DESIGNED FOR NATURAL LIGHT
- CONTEMPORARY BALCONY OVERLOOKING THE PROPERTY
- COVERED OUTDOOR ENTERTAINING SPACES
- EXTENSIVE EXTERIOR LIGHTING
- PROFESSIONALLY LANDSCAPED GROUNDS
- MASSIVE BACKYARD ACREAGE WITH ROOM FOR FUTURE ADDITIONS



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## INTERIOR LUXURY FEATURES

### GRAND ENTRY & LIVING SPACES

- DRAMATIC DOUBLE-DOOR MODERN ENTRY
- SOARING CEILINGS WITH EXPANSIVE VERTICAL SIGHTLINES
- DESIGNER STAIRCASE WITH CUSTOM MODERN RAILING SYSTEM
- LARGE-FORMAT HIGH-GLOSS DESIGNER FLOORING THROUGHOUT MAIN LIVING SPACES
- OPEN-CONCEPT LUXURY FLOORPLAN
- FLOOR-TO-CEILING MODERN FIREPLACE FEATURE WALL
- CUSTOM STATEMENT FIREPLACE SURROUND WITH DRAMATIC SLAB DETAILING
- EXTENSIVE RECESSED LIGHTING THROUGHOUT
- OVERSIZED WINDOWS FRAMING THE ACREAGE VIEWS
- MODERN BLACK-AND-GOLD LUXURY DESIGN ACCENTS

### THE LIVING ROOM ESPECIALLY CREATES A TRUE LUXURY-SHOWCASE FEEL WITH:

- TWO-STORY CEILING HEIGHTS
- DRAMATIC NATURAL LIGHT
- CUSTOM FIREPLACE WALL
- DESIGNER FEATURE FINISHES



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## GOURMET KITCHEN FEATURES

### DESIGNER KITCHEN

- OVERSIZED WATERFALL ISLAND WITH DRAMATIC QUARTZ SURFACES
- FULL-HEIGHT QUARTZ BACKSPLASH
- CONTEMPORARY CUSTOM CABINETS
- GOLD DESIGNER HARDWARE AND PLUMBING FIXTURES
- PROFESSIONAL-STYLE STAINLESS APPLIANCE PACKAGE
- BUILT-IN DOUBLE OVENS
- GAS COOKTOP
- MODERN VENT HOOD DESIGN
- LARGE ENTERTAINING LAYOUT WITH OPEN SIGHTLINES
- EXTENSIVE STORAGE AND PREP SPACE
- LUXURY MODERN LIGHTING FIXTURES

### THE KITCHEN WAS CLEARLY DESIGNED AS BOTH:

- A FUNCTIONAL CHEF'S KITCHEN
- AND A VISUAL CENTERPIECE OF THE HOME.



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## PRIMARY SUITE & SPA BATH

### LUXURY PRIMARY BATH FEATURES

- SPA-INSPIRED STEAM SHOWER/JETTED SHOWER SYSTEM
- MULTI-FUNCTION LUXURY SHOWER ENCLOSURE
- CONTEMPORARY FLOATING-STYLE VANITY SETUP
- DESIGNER TILE SELECTIONS
- QUARTZ COUNTERTOPS
- MODERN LIGHTING AND MIRRORS
- HIGH-END FIXTURE PACKAGE

### THIS BATHROOM GIVES:

- PRIVATE LUXURY SPA RETREAT.
- NOT BUILDER-GRADE.
- NOT COOKIE CUTTER.
- ACTUAL STATEMENT-PIECE DESIGN.



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## CONSTRUCTION & ENGINEERING FEATURES

### STRUCTURAL HIGHLIGHTS

- ENGINEERED POST-TENSION FOUNDATION
- REINFORCED GRADE BEAM CONSTRUCTION
- ENGINEERED FRAMING AND WIND BRACING PLANS
- EXTENSIVE DRAINAGE AND GRADING PLANNING
- UTILITY INFRASTRUCTURE PLANNING
- ELEVATED SITE ENGINEERING CONSIDERATIONS
- STRUCTURAL FRAMING SPECIFICATIONS THROUGHOUT
- WINDSTORM ENGINEERING INTEGRATION
- CIVIL ENGINEERING PACKAGE INCLUDED IN CONSTRUCTION PLANS

### CONSTRUCTION PLANS INCLUDE:

- FOUNDATION ENGINEERING
- FRAMING PLANS
- ELECTRICAL LAYOUTS
- DRAINAGE PLANS
- UTILITY PLANNING
- PAVING AND GRADING PLANS
- STORMWATER PLANNING
- ELEVATION CERTIFICATES



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## DEVELOPMENT & FUTURE COMPOUND POTENTIAL

- ONE OF THE MOST UNIQUE AND VALUABLE ASPECTS OF THIS PROPERTY IS ITS FUTURE FLEXIBILITY.
- THE PROPERTY HAS CONCEPTUAL REPLAT LAYOUTS REFLECTING THE POTENTIAL ABILITY TO SUBDIVIDE PORTIONS OF THE ACREAGE INTO ADDITIONAL HOMESITES, SUBJECT TO GOVERNMENTAL APPROVALS AND BUYER VERIFICATION.

### POTENTIAL FUTURE USES MAY INCLUDE:

- MULTIGENERATIONAL COMPOUND LIVING
- ADDITIONAL LUXURY HOMES
- GUEST HOUSES OR CASITAS
- INVESTMENT/DEVELOPMENT OPPORTUNITIES
- PRIVATE ESTATE EXPANSION
- LONG-TERM LAND HOLD POTENTIAL

### THE SITE LAYOUT CONCEPT INCLUDES:

- PROPOSED LOT DIVISIONS
- DETENTION PLANNING
- FUTURE INFRASTRUCTURE CONSIDERATIONS
- ACCESS PLANNING



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