

311 Steeplechase- Features List

See Virtual Reality tour at www.311Steeplechase.com

GENERAL

- Contemporary brick home with open-floor plan and modern biophilic design
- L-shaped design wraps entertainment areas around the backyard to maximize views and access to pool/spa, and golf course
- Living quarters are separated from entertainment areas
- Interior planters incorporated into original architecture
- Windowed walls & 12 skylights allow natural illumination and unobstructed views
- One of ten homes along the 18th Fairway
- A short golf cart ride away to the Las Colinas Country Club

OVER \$400,000 IN UPGRADES – SINCE 2021

- New Commercial metal roof - \$135K
- Upgraded foundation with new sub-pumps, drainage, etc. - \$70k
- New granite in kitchen, laundry, bookcase & butlers pantry- \$20k
- Exterior/Interior paint- \$20k
- Motorized pergola- \$22k
- Outdoor grill and fridge- \$2k
- Kitchen fixtures \$2k
- Pool heater & lights- 6k
- Landscaping- \$12k
- Blinds- \$1k
- Ceiling fans & electric- \$6k
- Glass office wall- \$6k
- Gym mirrors- \$5k
- Wood flooring- \$12k
- New Carpet- \$13k
- 6 new commercial HVACS \$76 k (retail 100k+)
- Water heater- \$2k

ENTRY & FOYER

- Lighted oak trees and boxwood hedge courtyard lead to Japanese Maple front entry
- Double door glass entry provides view through to backyard
- White oak wood floor
- 3 built-in planters under line of skylights
- Hidden water access in planters and drainage to outside
- Line of skylights nourish, ZZ plants, Chinese evergreens, Snake plants & Dracaena
- Access to guest powder room
- Coat closet (with under house access point)

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GREAT ROOM

- Expansive living space
- 19 ft. Vaulted ceiling
- Fully warrantied, newly installed carpet with waterproof backing
- White oak wood floor perimeter
- New ceiling fans
- Large skylights
- Gas fireplace
- In-floor electrical outlets
- Glass wall view to pool and golf course
- Double door access to back patio & spa

FORMAL DINING

- Drop ceiling
- Modern chandelier lighting
- Butlers Pantry with new granite
- White oak wood floors with herringbone pattern at Butlers pantry
- 3 skylights

BRIGHT EAT-IN KITCHEN

- Kitchen bar with seating
- Interior kitchen island with under storage
- New Granite countertops
- White oak wood floor in herringbone pattern
- Large Skylight
- Custom cabinets with pull out pantry shelves & vertical pan drawers
- Built-in Stainless-steel appliances:
 - Subzero side by side fridge & freezer
 - Thermador double oven
 - Jenn Air 6-burner gas stove top & grill
 - Viking trash compactor
 - GE Profile microwave
 - Stainless steel farm sink
 - Warming Drawer

GUEST SUITE 1

- Convenient location near kitchen, laundry & garage
- Double windows
- Walk-in closet (with under house access point)
- Ensuite bath with tub/shower combo
- 1st Floor

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OFFICE

- White oak wood flooring
- Floor-to-ceiling glass wall
- Extra seating room
- Central control for multi-room audio sound system

BREAKFAST ROOM

- White oak wood floor
- Utility/ laundry room access
- Side veranda door with access to driveway
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GUEST SUITE 2 / WORKOUT ROOM

- Ensuite Bath with large vanity and tub/shower combo
- White oak wood floor (under the mats)
- Double windows and closets
- Double storage closets
- Mirrored wall

FAMILY ROOM

- Floor to ceiling built in shelves with storage and new granite counter
- Fully warrantied, newly installed carpet with waterproof backing
- White oak wood floor perimeter
- New ceiling fan
- Projector and screen
- Gas Fireplace
- In-floor outlets

PRIMARY BEDROOM

- Two wall views to pool and golf
- Gas fireplace
- Large sliding glass door to patio
- Ensuite with his and her entrances
- Dual water closets, sinks & vanities
- Walk-through dressing room / closet
- Bain Ultratub with air jets
- Separate glass shower enclosure
- Two skylights

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UPSTAIRS LANDING/ BONUS ROOM

- Backyard overlook to pool and golfcourse
- Large enough for 2nd office or sitting area

GUEST SUITE 3

- Large walk-in closets (with attic access)
- New carpeting (2022)
- Individual sink and toilet with shared shower

GUEST SUITE 4

- Large walk-in closets (with attic access)
- New carpeting (2022)
- Individual sink and toilet with shared shower

UTILITY ROOM/ LAUNDRY

- Room accessibility from two sides
- Custom built cabinets
- Washer-dryer hookups
- New Granite Counters
- Area for 2nd Refrigerator or Freezer

DRIVEWAY & GARAGE

- Circle Drive – great for additional off street parking
- Two enclosed car spaces
- New epoxy flooring
- Double storage closets

BACKYARD & OUTDOOR AREA

- Backyard pool & spa
 - New lights
 - New automatic heater with freeze protection
 - Control lighting, heating, cleaning & air bubbles via phone app
- Extensive patio area for entertaining
- Veranda for cooking and dining
 - Direct access from living, hall & master
 - Ceiling fan, lights & electrical access
 - Motorized pergola for all-weather access
- Backyard path to edge of golf course
- Scuttle entry on side (3rd under house access point)
- Large yard behind fenced pool area