

1503 Cottonwood Valley Circle N - Features List

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General

- Beautifully remodeled home in Cottonwood Valley, situated on the 11th Fairway
- 5 bedrooms with ensuite bathrooms
- 2 Primary Suites – one on main floor and one on upper floor
- Separate Guest quarters with full kitchen and private entrance
- Originally built as the private home for a prominent luxury custom home builder
- Updated Lutron lighting system with glass control plates throughout home
- Control 4 Automation throughout the home with keypads on the wall and in Primary bedroom
- Cell phone control available for Lighting, Audio, TV and Alarm (can add HVAC controls)
- Over \$350,000 spent on updates by current owners
- Incredible outdoor living areas
 - Multiple covered patios
 - Motorized retractable shades that operate with wireless remotes.
 - Fans and portable O.W. Lee fire table
 - Stone outdoor patio with firepit
 - Room for pool if desired
 - Completely updated landscaping with fountain
 - Upgraded all exterior lighting
- Fully-functional elevator for all 3 levels
- Adjacent to a large greenbelt which allows views of the golf course along two sides of the home
- Several designer furniture pieces and art pieces available for sale
- Amazing for entertaining with wet bars on all 3 floors
- Easily accessible walk-in crawlspace with two new Santa Fe dehumidifiers and new vapor barrier

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Entry

- Updated light fixtures, sconces and chandelier
- Elegant Iron and glass double front entry doors
- Keyless lock entry
- Solid hardwood flooring with custom inlay
- Breath taking views into Great Room
- Furniture available for sale upon request

Sitting Room / Den

- Welcoming den with new cabinets, lighted shelving, new Quartzite countertops
- Home sound system
- New hardware
- New chandelier
- Cove lighting
- New paint
- Crown molding
- Recessed lighting and striking geometric chandelier add a modern touch
- Elegant stone gas fireplace
- Custom built-in cabinets provide concealed storage
- Glass-front shelving with under-cabinet lighting offers a place to display art, books or decorative pieces with an elegant quartzite countertop
- A large window invites natural light and connects the space visually to the outdoors
- Solid wood doors with a rich finish provide access and tie in with the cabinetry and trim, for a cohesive, upscale look
- Wide-plank, warm-toned hardwood floors
- Some Furniture available for sale upon request

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Great Room

- Incredible 2,500 square foot space
- Open-concept with warm toned hardwood floors
- Great for entertaining or relaxing
- Vaulted ceiling with wooden trusses
- Large, circular multi light iron chandeliers
- Floor to ceiling Austin stone gas fireplace
- Area with pool table and ping pong table
- Adjacent to wet bar and outdoor space
- Large storage closet – over 40 square feet. Great for Christmas storage
- Two sets of double doors to outdoor patio for incredible indoor/outdoor entertaining
- Furniture available for sale upon request

Kitchen and Breakfast area

- Updated kitchen lighting, backsplash, hardware, microwave and fresh paint
- Custom wood cabinetry with a rich stain
- Semi-opaque, textured glass fronts on some cabinets
- Elegant, brushed gold hardware
- 6 burner gas cooktop is paired with professional-grade stainless steel appliances, including double wall ovens and microwave
- Full size refrigerator
- Full size freezer
- A generous center island serves as the heart of the kitchen, offering ample workspace and additional storage
- Granite countertops
- Mosaic tile backsplash adds texture and color tying in the cabinetry and counters
- Wide-plank, warm-toned hardwood floors
- Cozy breakfast nook or sitting area inside the kitchen
- Modern, statement-making light fixtures adorn the kitchen and breakfast nook
- Roman shades fold neatly into soft horizontal pleats when raised
- Furniture available for sale upon request

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Dining Room

- Solid hardwood flooring with custom inlay
- Updated dining room with new chandelier, lighting and fresh paint
- Wide, arched openings connect the dining room to adjacent spaces
- Tray ceiling that adds depth and sophistication
- Recessed lighting and elegant, multi-tiered glass chandelier add a modern touch
- The ceiling is bordered by a rich crown molding in a medium wood tone
- One entire wall is lined with tall French-style windows and glass doors, allowing abundant natural light to flood the space and provide greenery outside
- Operational double door with two retractable screen doors to allow fresh air
- Classic warm-toned hardwood floors in a striking herringbone pattern
- Furniture available for sale upon request

Wet Bar and Sitting Area

- Stunning focal point for entertaining with a full walk-in wet bar
- Bar height counter for seating
- Recessed lighting in the wood-paneled ceiling bathes the bar in warm light
- A wide mirror behind the bar visually enlarges the area and reflects light
- Rich, custom wood cabinetry with raised-panel doors and crown molding
- Upper cabinets have decorative glass fronts with etched detailing. Current owners left this from the original builder / owner to pay homage to this incredible home.
- Built-in hanging racks for stemware, to keep wine glasses within reach
- Lower cabinets and drawers offer generous storage for bar tools and supplies
- Granite countertops that extend into the backsplash for a cohesive, polished look
- Wine refrigerator with wood trimmed racking
- Second undercounter refrigerator
- Ice maker and sink
- Full keg refrigerator with beer tap
- Small prep sink with a brushed-metal faucet
- Sitting area next to wet bar designed for intimate conversation or a quiet drink with hanging table pendant creating a hidden retreat for cozy conversation

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Primary Bedroom - Main Floor with Golf Course Views

- Spacious private suite on main floor
- Two full ensuite bathrooms
- Two large walk-in closets
- An integrated sitting area offers space for a large sectional sofa, making it ideal for relaxing, reading or watching TV
- Oversized picture windows flood the room with natural light and frame views of the lush outdoors
- Private balcony extends the living space outdoors
- Walk out to large relaxing patio with retractable screens and views to the golf course
- The ceiling features crown molding and a statement chandelier to add elegance
- Warm hard wood floors
- New pirouette sheer shades, lighting, fresh paint, and a control pad at the bed operating the whole home

Second Primary Bath on Main Floor – HIS Bathroom

- Ensuite to Primary Bedroom
- New Quartzite countertop
- New Sink
- New plumbing fixtures and pulls
- Build in chest of drawers
- Large walk-in shower with frameless glass door
- Large updated walk-in closet with hardwood floors and built in storage

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First Primary Baths on Main Floor – HER Bathroom

- Ensuite to Primary Bedroom
- Spa-like escape with high end-finishes and thoughtful details
- Large vanity, including a dedicated makeup area with seating
- Custom cabinetry and Quartzite countertops provide ample storage and a polished, modern look
- A large walk-in shower is framed in stone with accent mosaic detailing and built-in seating
- Freestanding custom soaking tub is positioned beneath a large window that frames a view of the outdoors, making it perfect for relaxing baths
- Oversized walk-in closets, with hardwood floors, built-in shelving, drawers and hocks, provide ample space for seasonal storage, shoes, and accessories, make it both functional and stylish
- Private toilet area
- Updates include:
 - Quartzite countertops
 - Sink
 - Freestanding custom bathtub
 - Plumbing fixtures
 - Hardware
 - Large lighted LED medicine cabinet with magnified mirror
 - Wallpaper
 - Flooring
 - Floor lighting behind tub
 - Remote control shades
 - 2 new Anderson windows above tub and shower

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Powder Bath - Main Floor

- Incredible painted ceramic sink and toilet provide artistic focal point for the room. Designed and installed by original owner / builder
- Gold fixtures
- New elegant chandelier
- Light and dark Emperador marble stone flooring
- Light Emperador marble top surrounding sink and above storage cabinet
- Under counter storage

Guest Bedroom - Main Floor with golf course views

- White crown molding
- 2 large windows for natural light and peaceful views of the outdoors
- New patterned carpet adds warmth underfoot
- Ceiling fan with light fixture enhances comfort
- Ensuite bathroom is styled with bright white cabinetry and black marble countertops, adding contrast as sophistication
- Walk-in glass shower with etched detailing and accent tile for a custom feel
- Dual towel bars, polished fixtures and a well-placed window bring in additional light while maintaining privacy
- Elegant marble flooring in bathroom
- Walk in closet with new electrical outlet

Office on Main Floor

- Dedicated Office on main floor
- Elegant built-in storage and cabinets
- New patterned carpet and paint
- Amazing views to the Golf Course
- Updated office with new lighting
- Closet for storage

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Primary Bedroom 3rd Floor – Views to the Golf Course

- Oversized bedroom for guests or family
- Large picture windows with amazing views to the golf course
- New privacy shades
- Vaulted ceiling with wood beam accents
- Walk-in closet
- Connecting bath with dark Emperador marble vanity
- Walk in shower with dark Emperador marble accents and built in seating

Loft Sitting Area / Second office space – 3rd Floor

- Large sitting area with warm hardwood floors
- Vaulted ceiling
- Room for couch and chairs to enjoy views over the great room
- Separate area with wet bar
 - Beverage refrigerator
 - Sink
 - Glass shelves
 - Mirrored backsplash
- New window treatments
- Additional space for 2nd Office with TV connection
- Vaulted ceiling in office space with wood beam accents
- Large casement windows for natural light

Downstairs Living Room

- Updated living room basement with all new flooring and fresh paint
- Full wet bar with sink, ice maker and beverage refrigerator
- Elegant cabinetry
- Direct access to golf course and private patio
- Views to the golf course

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Guest Bedroom - Downstairs with full Kitchen

- Walk in closet
- Full kitchen including refrigerator, dishwasher, microwave, oven, trash compactor, sink and garbage disposal, counters and bar for seating
- Private side entrance
- Ensuite bath
- Marble light Emperador vanity with sink
- Walk in shower fitted with grab bars

Guest Bedroom - Downstairs

- Private guest suite
- Views to golf course
- New flooring
- New paint
- Ensuite bath
- Shower/tub combination
- Light Emperador marble counter top
- Walk-in closet

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Outdoors

- Two separate Mosquito Systems installed including a Thermacell LIV Smart Mosquito Repellent System with app control
- Installed 2 new Santa Fe dehumidifiers in crawl space under home, new vapor barrier flooring
- Sump Pump under home
- Installed myQ smart garage door opener used via the myQ App
- Installed Ring Doorbells at 2 main front doors, ring Cameras, hardwired security system in place with outdoor cameras
- Three garage spaces including a 2-car pull through garage
- Professionally landscaped
- Spectacular views of golf course
- Standing seam metal roof
- Circular driveway
- Gas lanterns
- Austin stone construction
- Flagstone patio at golf course level
- Portable firepit and 4 Adirondack chairs available for sale
- Beautiful O. W. Lee luxury patio furniture across all patios available for sale

Other

- Renovated oversized pantry includes new Quartzite countertops, custom cabinets, hardware, shelving, lighting, glass waterfall panels in the door
- Updated laundry room includes full wall of tiles from Spain, floating shelves, quartz countertop and backsplash, hardware, lighting, painted throughout, new plumbing fixture, and stone sink Washer & dryer will convey
- 24 x 7 guards at gate
- Las Colinas Security patrols neighborhoods and monitors burglar alarms
- Large Park inside Cottonwood Valley
- Upgraded all window casement and locks
- Installed vapor barrier under the house to control humidity
- Installed electrical under the house to ensure ample lighting