

## **9400 Hathaway St.**

### **Amenities List**

#### **General Information:**

Originally built as 1950 ranch house; designed by architect. Original drawings available

- 1994-95 extensive remodel designed by Dallas architect Mark Serold of Fusch-Serold & Partners, Inc.
- 1.603 acres of lush mature landscape on wooded Preston Hollow property
- 5,481 sf - 2 story main house plus 553 sf 1 bdrm quarters w/separate entrance
- 2 car garage plus 2 car shadeport
- Foyer, Living Rm, Dining Rm, Sunroom, Study(Optional bdrm or Ofc), Kitchen, large Butlers Pantry, Den w/Breakfast area, Craft Rm/Ofc (optional bdrm), Utility Rm w/kitchen facilities
- 2 optional bedrooms
- Master suite, Guest bedroom, plus Guest suite w/adjacent kitchen facilities
- 4 full bathrooms plus 1 powder bath in main house
- 2 Staircases
- 3 Fireplaces: 2 oversized w/cast stone surrounds, 1 original brick surround
- Custom designed & antique glazed wood paneling throughout Foyer, Living Rm, Dining Rm, and Den
- Built-in bookcases & cabinetry throughout house

#### **Exterior:**

- Old English architectural design executed in stone, cast stone, and brick accents
- Stone front entrance w/antique oversized wooden gates from a Strait Lane Estate
- Circle driveway to front door
- Custom oversized wood front door
- Granbury and Austin shell stone exterior
- Insulated glass windows throughout
- 250 sf deck in rear yard
- Fully sprinkled landscaping w/interior timer control panel
- Exterior moonlight landscape lighting front & rear w/timers and photocells
- Security lighting
- Remote garage door openers
- 2 accessory buildings in rear yard (Brick/stone: 11X14 ft.; Shingled: 9X13 ft.)
- Built-in natural gas grill at Keeping Room patio
- 2 dog kennels w/interior-exterior areas

#### **Gardens:**

- Garden designed for low maintenance.
- Formal Rose Garden surrounded by Granbury and Austin shell stone walls plus unique
- 10' x10' potting shed w/antique Mineral Wells clay tile roof
- Deck w/Gazebo in rear yard among majestic trees
- English style perennial borders along rear veranda
- Circle garden w/mature Crepe Myrtle trees
- Flagstone pathway through wooded and landscaped border area towards rear deck
- Front yard flagstone patio w/street lamp on timer

## **MAIN FLOOR**

### **Foyer:**

- Custom designed and antiqued wood paneling
- Vaulted ceiling
- Access into kitchen w/privacy doors
- 2 "secret" push latch coat closets
- 1 "secret" storage closet under staircase

### **Living Room:**

- Custom designed and antique stained wood panels
- 19' vaulted ceiling w/rustic wood beams
- Oversized custom designed cast stone fireplace surround
- 5' wood burning w/natural gas fireplace
- Upstairs Minstrels Gallery is open to Living Room
- Recessed lighting w/Lightolier "Scenist" programmable dimmer lighting controls
- Built-in bookcase

### **Study (optional Bedroom):**

- Original fireplace w/brick surround
- Wood burning w/natural gas fireplace
- Original wood paneling
- Built-in bookcase
- Bay windows w/French doors to formal Rose Garden
- Adjacent original 1950 full bath in excellent condition w/tile floor and wainscot tiled walls

### **Sunroom:**

- Insulated glass, full height Pella windows w/full view of expansive rear yard
- Original Ludowici brick flooring
- French doors w/access to rear veranda, yard, English style gardens, and deck
- Iron spiral staircase to 2<sup>nd</sup> floor Guest Bdrm and Minstrel Gallery

### **Dining Room:**

- Custom designed and antique glazed Wainscot wood panels
- Recessed lighting w/dimmer switches

### **Kitchen:**

- Custom designed and antique glazed cabinetry
- Granite countertops, 37" height
- Tumbled marble backsplash
- All stainless steel appliances
- Double sink w/garbage disposal and Instant Hot/Cold dispenser w/filtered water
- Under cabinet lighting
- Large built-in Viking refrigerator w/lower freezer and icemaker
- Dacor gas cooktop w/grill and downdraft exhaust system
- Viking double ovens
- Viking warming drawer
- Corner appliance garage
- Viking Dishwasher
- Pass-through counter to Keeping Room

**Butler's Pantry:**

- Custom designed and antique glazed wood cabinetry
- Copper service sink and granite countertop
- Under counter wine refrigerator
- Ample storage
- Double Pantry cabinets

**Keeping Room:**

- 22' x 26' Den w/Breakfast area
- Custom painted and glazed wood paneling, crown molding, and trim
- Unique Vermont slate floor
- 17' vaulted ceiling w/stained wood beams
- Recessed lighting w/Lightolier "Scenist" programmable dimmer lighting controls
- 5' wood burning fireplace, open on 2 sides w/cast stone surround and mantel
- Concealed audio-video cabinet
- Bay window w/custom designed wood trim
- Unique window treatments
- Pass-through counter from Kitchen
- French door access to front yard plus
- French door access to rear patio

**Craft Room (optional Office or Bedroom):**

- Storage cabinets for supplies and audio-video
- Layout countertop area w/under cabinet lighting

**Powder Bath:**

- Adjacent to Dining Room and Craft Room
- Granite countertop

**Guest Bedroom Suite:**

- Built-in bookcases
- Original double walk-in closets with built-ins
- Separate rear entrance available
- Adjacent kitchen in Utility Room

**Guest Bath:**

- 1950 original decor in excellent condition w/tiled floor, shower, and Wainscot tiled walls
- Separate shower and tub
- Double linen cabinets
- Jack and Jill access between Guest Bedroom and Craft Room

**Utility Room:**

- Original Ludowici brick flooring
- Kitchen facilities w/refrigerator, large laundry sink, cabinets, storage, & built-in microwave
- Whirlpool front loading washer/dryer included w/sale
- Built-in clothes drying area
- French door access to rear yard
- Access to garage
- 2 interior/exterior kennels w/dog doors

## **SECOND FLOOR**

### **Master Bedroom:**

- Sitting area
- Vaulted ceiling at bed area
- Built-in bookcases, cabinets, and concealed audio-video cabinet
- Special design crown molding
- Skylight

### **Master Bath:**

- Jacuzzi tub under window
- Shower w/tile on all walls plus niche
- Water closet
- Tile floors
- His/Her sinks w/oversized vanities

### **Master Closet:**

- Dressing area w/makeup desk
- Ample storage cabinets, drawers, and shelves
- Long and short hanging areas

### **Bonus Attic Closet:**

- 2002 construction
- Library ladder to upper attic closet
- Approx. 196 sf additional hanging areas
- AC/Heated
- Separate room for luggage storage
- 2 attic storage areas

### **Minstrels Gallery:**

- Access to upstairs Guest Bdrm
- View to Living Rm and rear yard, gardens, and rear deck
- Custom designed and antique stained wood cabinets
- Built-in bookcases
- Spiral staircase from Sunroom has entry to landing at upstairs Guest bedroom

### **Guest Bedroom:**

- Reading nook w/day bed
- Window view into formal Rose Garden
- Built-in bookcases
- Wainscot wood walls

### **Guest Bath:**

- Tile floor
- Shower w/tile on all walls
- Marble topped cabinet sink

### **GARAGES:**

- Workshop area
- Service entrance to main house
- Separate washer/dryer included w/sale

- Storage cabinets & shelves

### **QUARTERS:**

- Separate entrance
- Living Room w/combined Kitchen
- Storage closet at entrance
- 1 bdrm w/closet
- Bath w/tub-shower combination

### **INTERIOR ELECTRICAL:**

- Security system monitored by Home Protection Services
- Cat 5 wiring to 22 locations throughout residence from a switch location in Utility Room
- Wireless internet access in addition to hard-wired locations
- DSL internet capable
- Digital - Direct TV antenna & receivers (to leave w/buyer)
- 3 AC units in main residence plus wall unit in quarters
- 3-phase/240 volt, underground main electrical service to residence
- 3 service panels for easy zone control
- 2 gas and 1 electric water heaters, each with 50 gallon capacity
- Lightolier "Scenist" programmable dimmer control in Living Room and Den
- Overhead fans throughout

### **FLOORING:**

- Original pegged Oak wood floors in Living Room, Dining Room, Study, and Butler's Pantry
- Oak wood Herringbone pattern in Foyer, Kitchen, Study, and upstairs balcony
- Original strip Oak wood floors in rear of residence (under existing carpet)
- Keeping Room has unique Vermont slate floor
- Carpeting in Craft Rm, Guest Suite, main staircase, Master Suite & upstairs Guest bedroom (installed in 2004)
- Original Ludowici brick flooring in Sunroom and Utility Room and rear veranda