

*Amenities List*  
*2702 Mark Twain Court*  
*Hampden Woods Addition*

- Builder – Mike Wood                      Architect – Don Wheaton
- Landscape Architect Construction – Oliver Windham, Naud Burnett
- Landscape Architect ongoing – April Wine
- 4 Bedrooms – Guest Bedroom down, Master Suite & 2 Secondary bedrooms up
- 5 full baths/ 2 half baths  
(2 full-size baths and 1 half-bath on main floor, 3 full-size baths and 1 half-bath up)
- Flooring: Mahogany, bamboo planks, porcelain tile, concrete, carpet, ceramic, specialty
- Trim: Stained mahogany and baseboards and window trim
- 3 Living Areas, Main living down, Game Room & Media Room up
- Wine room, temperature controlled, music
- 3 Fireplaces: Formal Living, Study and the Master Bedroom and Bath share a see through fireplace
- Curved Walls with smooth finish, over-sized mahogany framed windows and doors
- Lutron personalized lighting system and controls; Lighting design by 2C to highlight art, work areas and ambiance
- “Roll Shutter” style motorized shades built into window frames
- Artistic paintings and treatments on ceilings
- 2 Central Vac systems
- Dumbwaiter
- UV treatment air purification system
- See through Fresh Water Aquarium with purification system
- Whole house Eco Smarte water filtration system
- Heos Home Audio system, managed by phone and speakers throughout house
- Chlorine-Free Swimming Pool; system ionized with copper, oxygen and zinc
- Exotic Indonesian art pieces built into cabinetry, including “South Pacific” reading nook
- Concrete second floor foundation and reinforced steel supports on first floor

### *3 Living Areas + Additional Rooms*

- Family Living Area – step down living area with custom built-ins, gas fireplace, expanse of custom windows with mahogany trim
- Game Room – Bar with sink, fridge, microwave, dumbwaiter, reading nook, doors to patio
- Media Room – Hand painted ceiling art, queen size Murphy bed, movie projector, recessed movie screen, black out roll shutters
- Study – Concrete floor, tile & concrete surround gas fireplace, custom built-ins, concrete desk top
- Mud Area – 17'x7' includes Sub-Zero Refrigerator and Freezer
- Exercise Room – Mirrors, cedar dry sauna, refrigerator, built-in cabinets, reinforced ceiling for hanging exercise equipment
- Safe Room with keypad entry, serves as tornado shelter and secure gun vault
- Laundry Room with craft wrapping station, laundry chute, XL sink, dedicated central vacuum
- Potting Room with southern exposure sun windows, ledges/outlets for seedlings, cedar wood walls and built-in cabinetry, central vac, music, stainless steel sink, nearby high-production compost

### *Kitchen*

- Two islands, one granite one wood, two full-sized sinks, two Bosch dishwashers
- Granite countertops and metallic tile backsplash
- Stainless steel, Energy Star appliances, Dacor 5-burner range, warming drawer, two Dacor ovens
- Built in GE refrigerator with cabinet panel
- Koehler professional cooking vessel with steaming baskets and accessories
- Walk-in pantry
- Butler's pantry with beverage fridge, sink and icemaker; cabinets for stemware
- Built-in clock, customized tile clock and pass-through windows to outside patio
- Sun room sitting area off kitchen has computer desk, built-in file cabinets, automated sun shades

## *Master Suite*

- 2<sup>nd</sup> Floor suite includes large bedroom with north, west and east windows, large bath, exercise area, huge closet and dry sauna
- Mahogany beams on bedroom ceiling, see-through fireplace to bath, wool carpeting, built-in chest
- Two exterior doors open to flagstone patios on front of house and back of house
- Closet has two built-in chests, shoe shelves, hat shelves, cedar closet, wall mirrors, ironing board built into cabinetry, and a window for natural light
- Motorized "roll shutter" shades give privacy in bathroom and bedroom
- Travertine tile in bathroom has radiant heated floors
- Marble counters with copper fixtures and accents, custom mahogany-framed mirrors
- Steam shower with bench seat
- Garden tub below picture window with air blower jets
- Linen closet, TV niche, laundry hamper
- Exercise room has mirrors on one side and windows on the other
- Dry sauna has cedar walls and benches with picture window

## *Guest Suite*

- Very quiet and private guest suite is on first floor
- Outdoor access to front flagstone patio with waterfall view
- Roll shutters for privacy and security
- Walk-in closet with built in drawers
- Mahogany floors in bedroom and heated marble floors in bath

## *Outdoor Living Features*

- Entire landscaping is organic, built on foundation of lava sand, green shale, molasses and other natural materials to make it drought tolerant and fertile
- Yard has wide variety of trees and fauna
- The front walkway takes you over a bridge with running water, a waterfall and water plants
- The front walkway cantilevers over a thriving koi pond with natural filtration system
- In addition to circle drive, there is an ample driveway with automated security gate
- The backyard is exceptionally private in summer and winter
- Resort-like infinity edge pool and hot-tub can be heated individually
- Pool side patio is covered and has outdoor cooking area with grill, side-burners, granite serving bar, sink, beverage fridge and ceiling fans
- Sprinkler system for entire yard can be individualized on 36 zones
- Herb and winter vegetable garden near potting room
- Cedarwood decks cantilever over woods
- Natural flagstone patios and pool surrounds, gunnite surface for pool and hot-tub
- Extensive stones, boulders and bridges create backyard hiking trails
- Two Cedarwood bridges are on the back property
- Custom pump system brings water from neighborhood lake to keep circulation flowing

## *Exterior Features*

- 4 Car parking – 2 separate oversized garages
  - 1 includes built-in full door cabinets and tool work bench and storage cabinets.
  - Other garage has built-in “sports” cabinet
- Large walk-in storage closets off of each garage
- Central vac hook-ups in each garage for projects and vehicles
- Huge floored attic with walk-up stairs for easy access; second attic with pull-down stair
- Concrete roof
- Radiant Barrier insulation
- 2 Gas water heaters with circulating hot water
- 4 A/C units (Trane and Carrier) and one unit for wine room
- Custom wood supports for soffit

## *Other*

- Private, gated community – guards on duty for controlled access
- Private lake trail for residents; fountains and fishing
- Truly central: 15 minutes to DFW airport
- 20 minutes to downtown Ft Worth; 25 minutes to downtown Dallas