



4 Bed / 3.1 Bath
4,077 SqFt
Master Suite Downstairs
2 Car Garage

8405 Chadbourne

A new Devonshire masterpiece awaits you at 8405 Chadbourne. The tree framed 70' X 125' foot lot in the Devonshire neighborhood provides the prime location for a welcoming, Louisiana Country styled home. The cedar beams, raised panel shutters, and painted brick design of the home has an understated elegance and is a perfect compliment to the existing homes in the neighborhood.

The home will boast 4,077 square feet of air conditioned living space, with 4 bedrooms, 3 full and 1 half baths, and a large family room and game room. There is plenty of space to enjoy both the formal and informal entertaining areas of the home. The large outdoor living area is perfect for social gatherings and cookouts. A large, private master suite located on the first floor will have fantastic views of the backyard's lush landscaping. LRO Residential is known for incredible attention to detail, superb construction, and timeless, functional style that are exemplified in this design.



BEST
DHome
2011

For more information:

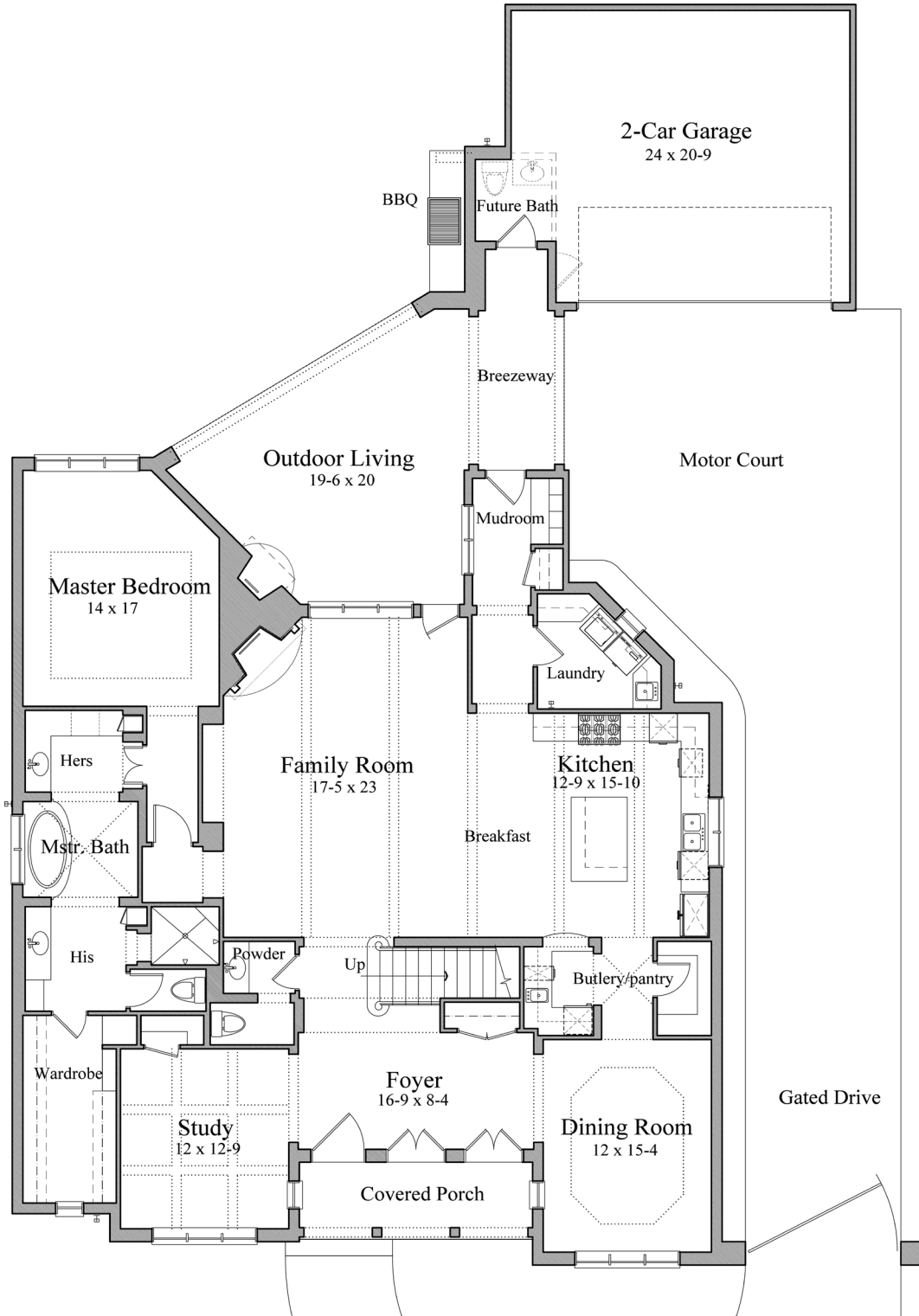
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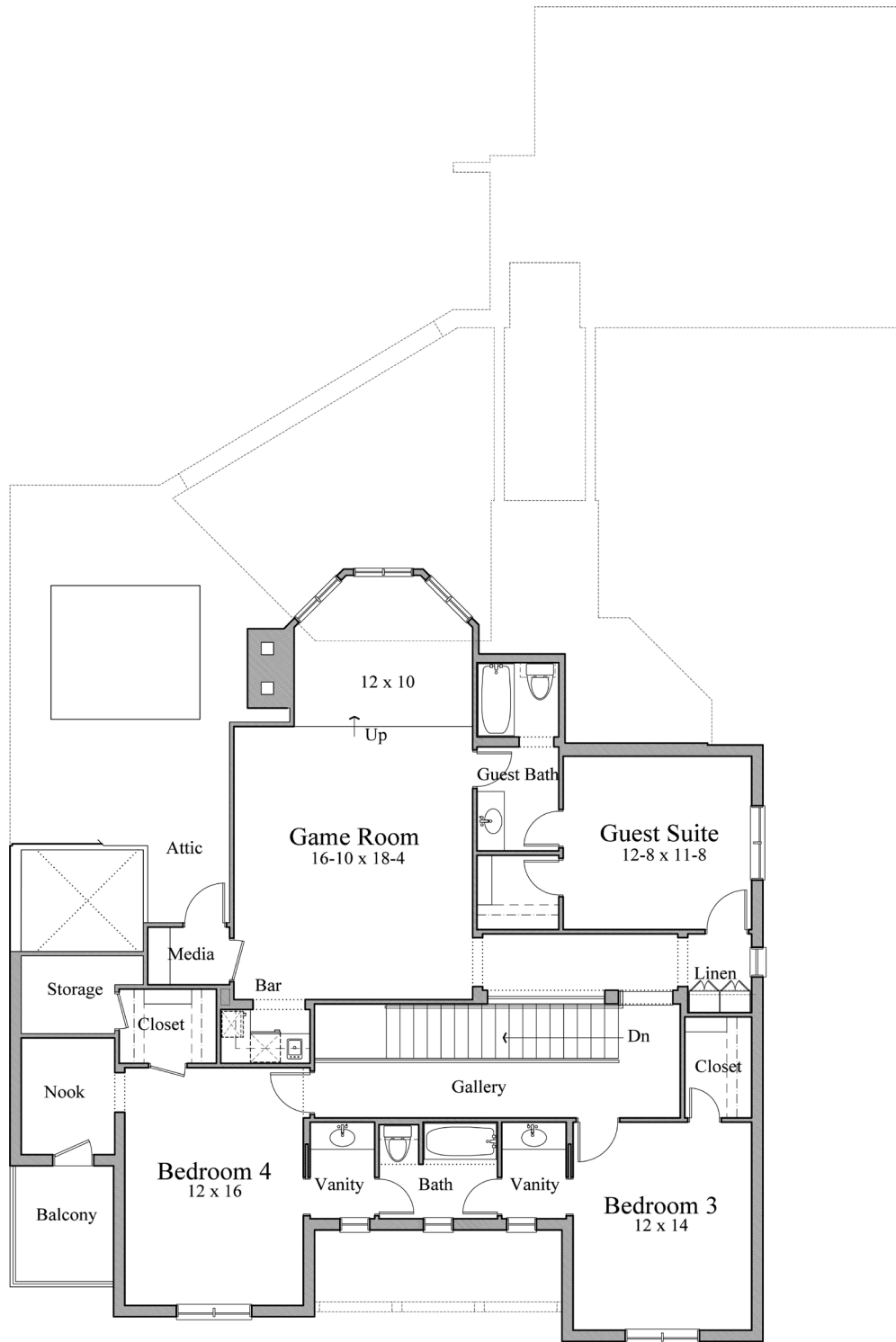
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First Floor



*** All plans and specifics are subject to change at builders disclosure.

Second Floor



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Amenities

EXTERIOR FEATURES

- Architecturally striking front elevation
- Painted Antiqued Brick
- 30 yr Tamko composition roof
- Professional landscaping including St. Augustine sod lawn and automatic sprinkler system
- 8' Cedar board on board fence
- Fully guttered with professional water drainage away from home
- Two car front entry side drive with Iron driveway gate

FIRST FLOOR

- Dramatic entry with groin ceiling
- Designer Powder rooms
- Formal Study with with Knotty Alder Book Cases, and Paneling
- Antiqued Wood beams in ceilings
- Family room with Antiqued brick fireplace
- (2) Isokern masonry fireplaces
- Formal dining with beamed ceiling
- Handscraped Oak hardwood flooring
- Large kitchen with butlery
 - Large pantry
 - Butlers sink
 - Stainless appliance package
 - Separate Serving Bar
- Laundry room with built in sink and storage
- Master suite with large wood windows
- Frieze carpet
- Luxury master bathroom
 - Dual vanities
 - BainUltra Soaking Tub
 - Water closet
 - Separate his and hers closets

SECOND FLOOR

- Large Game Room
- Gameroom wet bar
- Three bedrooms, 1 full & 1 Jack & Jill Bath
- Large walk-in-closets
- Large Walk-in attic storage

ADDITIONAL FEATURES

- Carrier zoned heat and air conditioner
- Hard wired security system, pre-wired for exterior cameras
- Pre-wired for surround sound audio system
- Optional Lutron Homeworks Lighting Control
- Category five wiring for phone and internet
- 3 1/2" Handscraped Oak hardwood flooring
- Extensive use of travertine, tumbled stone, and solid surface granite
- Designer Frieze carpeting
- Brushed Nickel door, bath, and cabinet hardware

ENERGY EFFICIENCY & GREEN BUILDING

- [Energy Star Certified Home](#)
energystar.gov
- [GreenBuilt Texas Certification](#)
www.greenbuiltnorthtexas.com
- Pella LowE wood casement windows
- Huber R3 Zip Wall sheathing
- Engineer designed lumber products
- Multizoned 16 SEER Carrier HVAC systems
- Fresh Air & Dehumidification systems
- Rinnai Tankless hot water heaters with Recirculation system



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