

Features of Green Falls Court Austin TX 78746

House Structure:

- 1.07 acres of wooded grounds
- Circle Drive
- 20'x 40' 9' deep pool with tanning ledge/ conversation niche with 8–10-person spa with white glass waterline tile and spill ledge with luder stone coping
- Corten steel flowerbeds and sitting areas throughout property
- Solid brass landscaping lights
- Combination of Luder Stone and stucco
- Whole house open-cell foam insulation
- House water purification- Pura Gain
- 4 Fireplaces total: 3 gas burning fireplace and 1 gas/wood burning fireplace
- Four fully decked attics with 1 being AC conditioned
- 6 High efficiency whisper quiet air conditioners with black Nest Gen4 thermostats
- New 18.0 SEER heat pump systems – 2 stage (5 ton second floor, 3 ton gym/lounge/office, 3 ton main living/kitchen, 3 ton cabana/casita, 3.5 ton primary wing, and 3 ton dual heated mini split for office/garage)
- Extensive Audio/Video systems throughout
- (42) 8" in-ceiling Revel speakers and (21) 8" in-ceiling subwoofers (see AV Detail section at bottom of list)
- Alarm system via Alarm.com with 4 keypad controllers with WiFi enabled app via Google Home (11) CCTV 6MP Cameras w/ 16 Channel - 4 TB NVR.. plus, 1 Ring Camera at Entry and 1 Ring Flood Light w/ Camera facing Street
- Whole house new electrical wiring – 400-amp service
- Whole house new plumbing with PEX lines
- 4" cans throughout the entire house
- Soffit Lights
- Floor to ceiling steel windows throughout the entire home and casita
- TruStile Solid Core ¾" kerfed doors with double vertical grid and Soss hinges with two tone Emtek solid brass reeded levers
- Black Buster and Punch disc floor door stops
- 12" lower floor paint grade baseboards, 8" upper floor paint grade baseboards
- Savant AV large display controller

Garage:

- 3 car garage with metallic grey airbrushed epoxy
- Attic elevator with direct access to garage
- Mini-split HVAC system
- Utility sink and plumbed for (including drain) for commercial ice machine
- 2 EV 220volt charging stations
- Commercial Jack lift garage doors/openers with MyQ video camera key pads-Wi-Fi enabled
- Rain bird Wi-Fi enabled irrigation controller

Entry:

- 9'T x 48" W oversized African Mahogany with glass and reeded kick plate
- Rocky Mountain Level Wireless Keyed extended solid brass with embossed handle
- Luder stone entry
- Ring Video doorbell with custom Corten mounting plate
- Knox Box for emergency department response-house key enclosed
- 2 oversized gas lanterns
- Smoke glass and stainless designer lighting
- Custom curved two-tone railing with rift sawn white oak stair system with decorative wall panels
- Rift sawn white oak oversized plank flooring
- Custom reeded and glass lit built in stair cabinet
- Entry closet with organized storage
- 2 oversized (40") rolled reeded glass sconces flanking art niche
- Decorative niche with switched plugs for easy seasonal décor displays
- Hidden staircase closet with decorative molding

Living:

- 60" Ortal Egyptian logs with split flame logs with concrete driftwood mantle with power vent
- Accent wall with chevron natural quartzite book matched full slabs
- Window seat with storage
- Savant large display av controller with built in sub cabinet
- Custom rift sewn white oak cabinet with reeded accent and thick accent shelves
- Rift sawn white oak oversized plank flooring
- Linear vents
- 4 Built in-ceiling speakers

Kitchen:

- 4'x8' rift sewn white oak eating island to accommodate 4-6 seats and ample storage with quartzite stone counter with mitered edge and steel support grill
- 4'x8' rift sewn white oak prep island with undermount stainless steel sink with smart touch activation and disposal and sink accessories including 2 barstool sitting area half waterfall panel with lower reeded detail and quartzite concealed steel support grill
- 3'x8' rift sewn white oak cooking island with Wolf double griddle/4 burner gas cooktop and 24" Wolf 3 burner induction cooktop
- 2"x 8" mixed matte and polished distressed chevron backsplash
- Zephyr 48" vent hood and Zephyr 36" vent hood
- Luder stone mantle shelf above cooktops with accent ledge
- 30" SubZero paneled painted refrigerator column with double drawers
- 30" SubZero paneled painted freezer column with double drawers
- Built in paneled Wolf double transitional ovens with black knobs
- 30" built in painted paneled Wolf warming drawer
- 5' Foster Happy Hour stainless steel sink with 2 articulating Brizo black faucets with sink inserts and accessories and disposal in 17' painted cabinet
- Quartzite windowsill with pop up plugs and slider steel window with pass through quartzite exterior serving counter
- Two tone Brizo glass rinser
- Black designated Brizo water filtration faucet
- Dual paneled painted Cove 3 rack dishwashers
- 3 built-in trash drawers with towel/bag built in storage
- Mercury glass built in reeded retractable china hutch/armoire with custom 2" shelving in rift sewn white oak with concealed quadruple drawers for plenty of organization
- 9' Rift Sewn White oak appliance cabinet
- Polished nickel hardware throughout with triple polished nickel and white Hubbertin Forge and massive 55" Visual Comfort ceiling hugging chandelier
- 4 in-ceiling speakers with 2 in ceiling subs with Savant large display
- Custom paint grade panels flanking kitchen surround
- Rift sewn white oak with reeded accent drawers and 9' storage closet with ample drawers and real quartzite countertop with fully paneled back and display ledge including a built-in charging station

Butler's Pantry:

- SubZero Wine 18" Tower with rift sewn white oak panel
- Scottsman nugget ice maker with rift sewn white oak panel
- SubZero beverage center with rift sewn white oak panel
- Kohler Brinx sink with Kohler polished nickel Joystick faucet with pulldown sprayer
- Glass display shelves with ample rift sewn white oak cabinets
- Quartzite full height backsplash
- Decorative reeded ceiling panels with polished nickel designer light fixture

Pantry:

- Rivati Stainless steel sink with disposal and black pullout faucet
- Painted tile full height backsplash

Mud Room:

- Vertical painted shiplap with display ledge, accent bench with drawer storage and 3 individual painted cabinets/lockers with drawers, shelves, hanging space, and including individual charging stations with over scaled oval black hardware
- Qty 4 antique shaped glass and black accent lights
- 36" refrigeration space with painted storage above

Kitchen Hallway from Mud and Pantry:

- Rift sewn white oak 2" thick shelving accent bookcase
- Rift sewn white oak with retractable mercury glass insert toaster/appliance cabinet with Yeti/Stanley storage drawers below
- Painted White barn door with stainless soft close steel track
- Floor to 9' steel window
- Hand painted tile backsplash in floral and bright colors amongst two tone painted storage and shelf food storage
- Rift sewn white oak accent 3" shelves with task lighting
- Corner custom painted baking section with undercabinet task lighting
- Fisher and Paykel dishwashing drawer with painted panel front
- Alno U-Turn white cabinet hardware
- Quartz alabaster countertops throughout
- Extra 36" refrigerator space

Study:

- Painted adjustable built ins with vertical door style with 4 leather accent and steel library lights with panels
- Chain mercury bowl chandelier off cross beams
- Blue sandstone quartzite countertops
- Rift sewn white oak chevron floor

Office:

- Original brick accent wall
- Vaulted ceiling with rift sewn opaque stained beam
- Big Ass Haiku fan
- 9" deep door jam
- Rift sewn white oak chevron floor
- Double barn doors on stainless steel soft close track with working office station closet

Lounge:

- Blue sandstone quartzite countertops
- Gas/real wood burning fireplace with black slab marble surround and hearth.
- Rift sewn white oak vertical paneling throughout
- Rift sewn white oak built-ins with Buster and Punch brushed burnished stainless chain locks with double deep drawers
- Rift sewn white oak paneled SubZero refrigeration drawers
- Rift sewn white oak paneled SubZero freezer drawers
- Rift sewn white oak paneled Sub Zero beverage center
- Rift sewn white oak built in double trash drawer
- Rift sewn white oak built-ins with blue mercury glass backing
- Leather and stainless library lights
- 6 Black Visual Comfort round halo light art display
- Rift sewn white oak chevron floor

Powder Bath/Hallway/Hallway to Spa:

- Rift sewn white oak with 6" mitered waterfall marble countertop with semi flush herringbone Kohler rectangular sink with Kohler Artifacts flat 8" spread faucet with ribbon spout
- Toe kick lighting
- Toto toilet washlet
- Rift Sewn white oak niche surrounded by painted wall panels concealing access to the back of the AV closet
- 9' Rift sewn white oak and walnut custom built in credenza with steel accents drawers. Walnut countertop

- Pair of rift sewn white oak 3" floating shelf with task lighting
- Pair of industrial glass pendants

Downstairs Utility:

- Paint grade cabinet with Blanco extra deep undercounter granite sink with quartz countertop and built in dog feeding station
- 3D tile standing height dog wash with shampoo niche and special Kohler dog wash water brush handle with stairs for easy access up and down to wash center
- Floor to ceiling painted linen cabinets with pullouts and charging station for vacuums
- Circle detail accent flooring tile and full floor to ceiling wall tile in frosted white glass
- Open shelf and concealed storage with knee space and built in trash can
- Secondary AV rack space
- Painted shiplap
- Industrial chandelier with additional task lighting
- Toto toilet washlet
- Ladder access to 400+ square foot of attic space

Gym/Spa/Yoga:

- Pair of stainless wall mounted fans
- Access to meditation/cold plunge courtyard with luder and black stone grid flooring with drain and Corten planter
- Preplumbed for cold plunge, sauna (dedicated sauna circuit), or shower
- Preplumbed for Elkay inwall water bottle filler
- 10' painted cabinet with brushed white quartzite counter with undermount sink and single handle two tone faucet
- Paint grade undermount built in refrigerator
- Big Ass Haiku fan
- 6 in ceiling speakers with 2 in ceiling sub speakers

Primary Bedroom and Sitting:

- 16' Cathedral ceiling with douglas fir beam
- See through/double sided Ortal Egyptian logs with split flame logs with concrete driftwood mantle with double sided splayed Corten steel custom double surround
- Big Ass Fan Haiku
- Double sided driftwood concrete mantles
- Four In ceiling speakers, Two in ceiling subs
- Pair of 13' custom double drapery with fine grecian cotton sheers and tone on tone chevron strip over drape (can accommodate motorization) in bedroom
- Pair of 10' custom double drapery with fine grecian cotton sheers and tone on tone chevron strip over drape with black steel track
- Separate AC unit for entire primary suite
- Private access to pool
- Milk glass chandelier in sitting room
- Chevron floor throughout suite
- Pair of smoked glass crystal polished nickel wall sconces
- Large coffee bar niche with SubZero double refrigerator drawers with 9' rift sewn white oak

Primary Bathroom:

- Rift sewn white oak dual vanities with separate linen cabinets
- Rift sewn white oak vanity one boasts 7' countertops with honed white quartzite with undermount sink and 8" spread polished nickel faucets.
- Custom dual toned framed mirror with a pair of Visual Comfort polished nickel and glass finish sconces
- Rift sewn white oak vanity two boasts 10' countertops with honed white quartzite with undermount sink and 8"spread polished nickel faucets with knee space and window that overlooks meditation courtyard. Additional 2" makeup lights throughout her entire counter
- A pair of custom dual toned framed mirror with a three Visual Comfort polished nickel and glass finish sconces
- Unique flat disc glass and polished nickel corner chandelier
- Toe kick lighting throughout bathroom
- Plugs in drawers and built in serum organizer for convenience
- 4-sided privacy tub wall with mirrored and matte tile with a pair of Visual Comfort polished nickel and glass pair of sconces

- Extra-long shampoo niche
- Kohler digital controls for pair of oversized main heads, pair of handhelds on slide bars, and pair of body jets with customized sprays.
- Waterproof speakers and subwoofers
- Extra-long solid surface honed white quartzite bench with carved reeded porcelain marble tile
- Natural stone shower floor with linear drain in polished nickel
- Patterned 16" diamond porcelain marble flooring
- Rift sewn white oak laundry cabinet with built in clothes hamper
- Big Ass Haiku fan
- Dual Starfire frameless doors

Primary Closet One:

- Toto toilet with washlet bidet including heated seats and sprays
- Rift sewn white oak paper/magazine holder with upper cabinet
- Private door to the backyard/pool with Emtek electronic hardware
- Paint grade floor to ceiling triple rack clothes racks
- Slide out tie and belt storage
- Double long hanging rods concealed behind cabinets
- 10 deep drawers with walnut countertop and pop-up electrical outlets
- Full size washer and dryer with black polished folding countertop
- Built in shelf with built in articulating drying rack
- Polished nickel carved chandelier
- Toe kick lighting with additional cans for light

Primary Closet Two:

- Custom built-in clothing storage with disc nickel accent sconce lighting with open display cubbies throughout closet and separate dressing room
- 4 x 7 double sided island with convenience electronic station, white alabaster quartz countertop and reeded decorative ends
- 6 dresser built in with white alabaster quartz countertop and adjustable shelf above with undercabinet task lighting
- Pair of extra wide window seats with storage below
- Flanking adjustable shelves
- Dedicated extra-large mirror space with luggage storage above and below
- 6 sweater drawers
- Valet rods

Dressing Room:

- 9' white alabaster countertop with undermount Kohler herringbone sink with Kohler polished nickel faucets
- 4' crystal tube chandelier in polished nickel
- Custom built in shoe/handbag storage with disc nickel accent sconce lighting with open display cubbies thought out her closet and separate dressing room
- Additional shelf lighting
- Ladder pull out storage
- Jewelry dressing mirror
- Built in delicate/athletic ware LG washing machine drawer
- Oversized dry cleaning/clothing hamper
- Toe kick lighting throughout
- Framed private door header to gym (if you prefer)
- Visual Comfort polished nickel and cut-glass chain light swag
- Special Note: this space is designed to be a dressing/shoe/handbag room, makeup/hair room, or private nursery for young families
- Ladder access to 500+ of attic space

Flex Bedroom 2 with en-suite bathroom:

- Lit rift sewn white oak dual bookcases
- Rift sewn white oak oversized plank flooring
- Pair of white stag sconces
- Black and white hexagon tile with oversized bloom patterned wainscotting tile

- Rift sewn white oak double drawer vanity with black leathered mitered 4" waterfall counter with single post Kohler black faucet with extended black leathered mitered countertop
- Oversized white 3D matte tile shower surround with 3" hexagon basalt shower floor, ceiling, and vertical wall accent with lit niche and Kohler double head adjustable black shower head
- Starfire barn door style glass sliding door with black handle

Guest Bedroom 3 with en-suite bathroom:

- Pair of Visual Comfort Vintage gold butterfly sconces
- Lit rift sewn white oak bookcases
- Porcelain tile with cream and blue "faux textured carpet" tile
- Oversized cream concave reeded tile
- Brass oversized shower head and handheld
- Lit oversized shampoo niche with quartzite bench
- Starfire frameless shower glass with brass towel bar
- 7' painted cabinet with quartzite alabaster counter with undermount sink and 8" spread brass faucets with decorative mirror with a pair of golden arched crackle clear glass.
- Painted armoire closet with interior lighting with rod, shelf and drawers. Painted linen cabinet
- Toto toilet

Bedroom 4 with en-suite bathroom:

- Huge bedroom with furniture nook
- Dual lit Rift sewn white oak built in bookcases with glass doors
- Desk built in with a pair of sconces
- 6" mitered waterfall quartz alabaster with Kohler undermount sink with Kohler 8" widespread ombré polished nickel to rose gold faucet with levers
- Polished nickel floral flanked make up mirrors with LED front and back lit mirror
- 24 x 48 with decorative floral oversized textured tile with pearl sheen textured large accent tile with 3 lit shampoo niches and quartz alabaster seat.
- Kohler digital shower controls with oversized showerhead, handheld on slide bar, and a pair of adjustable Kohler round body jets
- Starfire polished nickel sliding glass door with built in towel bar
- Toto toilet with heated seat and bidet
- Tall Rift sewn white oak linen cabinet and towel shower cabinet
- Rift sewn white oak oversized plank flooring in bedroom and closet
- Painted triple rod, hanging space, and shelving built-ins with 8 drawers

Bedroom 5 with en-suite bathroom:

- Huge bedroom with a pair of two-tone paint and stain grade cabinet with interior lit bookcases
- Desk niche with accent color
- Oversized rift sewn white oak plank flooring
- Pair of black and gold sconces
- 38" Tall rift sewn white oak cabinet with 4" mitered waterfall black leathered countertop with undermount Kohler sink and 8" Kohler Components disc black faucet
- Paint grade linen cabinet with pass through hamper to laundry room
- 40" round LED front and back lit mirror with a pair of black and gold rolled sconces
- Rift sewn white oak bookcase
- Starfire frameless shower glass with black built in hooks
- Dual basketweave denim subway flooring
- Basalt black "Kit Kat" flooring tile
- Blue and white "speakeasy style" pattern tile with denim subway tile in a soldier pattern with 3 lit niches
- Black leathered shower seat
- Kohler digital shower controls with oversized showerhead, handheld on slide bar, and a pair of adjustable Kohler oval body jets.

Upstairs Laundry Room:

- Black leathered folding counter
- Black leathered counter with undermount Blanco sink with pullout black single handle faucet

- Undercabinet stainless steel beverage center
- Stacked washer and dryer
- Painted shelves with door storage
- Black LED lighting
- Walk-in Attic access with Emtek digital lock with direct access to the garage elevator lift
- Ladder access to 800+ square feet of attic space

Casita/Cabana:

- Black and white classic tulip pattern porcelain tile
- Polished concrete fireplace surround with concrete driftwood mantle
- Gas burning fireplace
- WiFi access point
- Extra deep steel windows with double sliding doors
- Pair of Big Ass I9 black fans
- Pair of oversized exterior lanterns with triple bulbs

Summer Kitchen:

- 36" Twin Eagles
- Twin Eagles warming drawer
- Twin Eagles double burner
- Twin Eagles sealed double dry storage
- Twin Eagles double drawers
- Rivati Apron front stainless steel sink with stainless pullout faucet and disposal
- Twin Eagles paper towel holder
- In counter drink cooler
- Twin Eagles trash drawer
- Pair of beverage centers

AV Detail:

- AV Closet - Enclosed 42U AV Rack housing NVR Digital 4TB Camera Storage, Network Gear, Alarm System, Powered Amps, 4 Media Savant Servers (Means you can listen up to 4 different music streams throughout the house)
- Each In-Ceiling Speaker is a 8" Revel and the In-Ceiling Subs are Monitor Audio 8" Sub
- Living - (2) 8" In-Ceiling Revel Speakers w/ (1) Sub-Enclosure built in the wall cavity .. and (1) Large Display Savant AV Controller
- Kitchen - (4) 8" In-Ceiling Revel Speakers w/ (2) In-Ceiling 8" Monitor Audio Sub .. and (1) Large Display Savant AV Controller
- Lounge - (2) 8" In-Ceiling Revel Speakers w/ (1) In-Ceiling 8" Monitor Audio Sub .. and (1) Large Display Savant AV Controller
- Dining - (2) 8" In-Ceiling Revel Speakers w/ (1) In-Ceiling 8" Monitor Audio Sub
- Master Bedroom - (2) 8" In-Ceiling Revel Speakers w/ (1) In-Ceiling 8" Monitor Audio Sub .. and (1) Large Display Savant AV Controller
- Master Bathroom - (4) 8" In-Ceiling Revel Speakers w/ (2) In-Ceiling 8" Monitor Audio Sub .. and (1) Large Display Savant AV Controller
- Master "His" Closet - (2) 8" In-Ceiling Revel Speakers w/ (1) In-Ceiling 8" Monitor Audio Sub
- Master "Her" Closet - (2) 8" In-Ceiling Revel Speakers w/ (1) In-Ceiling 8" Monitor Audio Sub
- Office - (2) 8" In-Ceiling Revel Speakers w/ (1) In-Ceiling 8" Monitor Audio Sub .. and (1) Large Display Savant AV Controller
- Study - (2) 8" In-Ceiling Revel Speakers w/ (1) In-Ceiling 8" Monitor Audio Sub .. and (1) Large Display Savant AV Controller
- Patio - (6) 8" In-Ceiling Revel Speakers w/ (3) In-Ceiling 8" Monitor Audio Sub
- Gym - (2) 8" In-Ceiling Revel Speakers w/ (1) In-Ceiling 8" Monitor Audio Sub .. and (1) Large Display Savant AV Controller
- Spa/Yoga - (2) 8" In-Ceiling Revel Speakers w/ (1) In-Ceiling 8" Monitor Audio Sub
- Garage - (4) 8" In-Ceiling Revel Speakers w/ (2) In-Ceiling 8" JBL Sub .. and (1) Large Display Savant AV Controller
- Cabana/Casita - (4) 8" In-Ceiling Revel Speakers w/ (2) In-Ceiling 8" Monitor Audio Sub