

# 2816 MCFARLIN



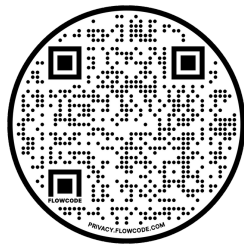
JESSICA KOLTUN  
HOME





2816 MCFARLIN BOULEVARD | DALLAS TX 75205

5 BED | 3.1 BATH | 4,517 SF | .161 ACRE | UNIVERSITY PARK



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## BUILD TEAM

Architect: Turney & Associates, Inc., Paul Turney

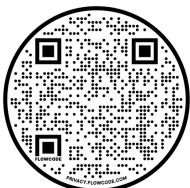
Builder: Kienast Custom Homes, Randy Kienast

Landscape Architects: Archiverde, LLC, Bill Bibb & Brian McDonald

Interiors: Dunavant Companies, LLC, Margie Bruner

## SPECIFICATIONS

- Pier & Beam foundation with gravel flooring
- 4 Bedrooms / 4 1/2 Bath
- Separate Primary HIS & HERS bathrooms
- Elevator
- Interior fire sprinkler system
- Garage: 2 car, oversized w/ storage areas, 20' door opening, Polyurea (epoxy) garage flooring
- Exterior: Brick, tumbled Old English with cut limestone details; belt coursing, lintels & sills
- Roof: Metal, custom designed metal chimney cap
- Gutters: Custom collector boxes, metal half round gutters, metal round downspouts
- Canopies: Custom metal canopies at each exterior opening; front door, courtyard & back garden
- Outdoor Shower with hand spray and shut-off valve for winterizing
- Fireplace: wood burning w/ gas logs
- Heating: Gas
- AC: Electric
- Water Heater: Tankless, (2)
- Floors: 7" wide planks, white oak hardwood floors throughout entire house
- Heated hardwood floors in Primary bath with thermostat control
- Fencing: 8' stained cedar, board on board w/ (4) custom designed iron gates (bronze powder coat paint finish)
- Drainage: Sump Pumps (2), both on automatic timers



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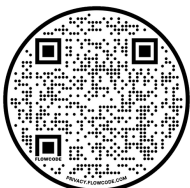
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## ADDITIONAL CUSTOM FEATURES

- Custom floor-to-ceiling windows; casement, low energy, insulated, wood-clad
- Motorized shade window treatments with electrical hardwiring and controls at each room entry point
- Custom woven grass shades throughout
- Custom linen draperies in all living areas and Primary bedroom
- Distinctive and bespoke lighting fixtures: sconces, pendants, chandeliers
- Clean-lined and modernized ceiling fans in each bedroom with hardwired controls as well as remotes
- Thermostats: Lennox iComfort S30 ultra smart with (2) separate zones in upstairs bedroom areas
- Marble, Soapstone, and Quartz countertops throughout
- Marble tile in both Primary bathrooms
- Hand shower controls in each Primary shower bath
- Audio Visual (A/V) closet is a hub for controlling the whole house AV system. Speakers are located in all main areas and on the outdoor courtyard.
- Gourmet Kitchen Appliances and details;
- Oven: Viking French door double ovens
- Induction burners (2), gas burners (6), double griddle (gas): Miele
- Refrigerator / Freezer: wood-paneled front Liebherr
- Freezer column: wood-paneled front Liebherr
- Dishwasher: Miele
- Large built-in butcher block food prep area
- Large walk-in pantry: customized for the organized cook who desires a place for every kitchen gadget. Countertop in the pantry to house all small appliances with multiple electrical outlets.

## LANDSCAPE FEATURES

- Landscape custom designed by award-winning Archiverde Landscapes
- Custom-selected trees throughout the landscape: Savannah Hollies, October Glory Maples, Japanese Maples,
- Chinese Pistachio, Saucer Magnolia, white Crepe Myrtles
- Landscape lighting throughout the property and on all trees. Landscape lighting on a Smart controlled timer system for automatic illumination each night.
- Exterior smart controlled lighting at each entry point for automatic illumination each night.
- Complete irrigation system, including piped individual planters. Rainbird control water system.
- Outdoor shower w/ IPE wood decking in the back herb garden. Shut off valve for winterizing.
- English pea gravel in the front motor courtyard. Tejas Black gravel in walkway areas, side yards
- Artificial Turf in the courtyard
- Cut limestone flatwork in the central courtyard and at each door landing, including steps
- Water foundation feature with copper spouts



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