



KELLER WILLIAMS BOERNE

Home Features

101 Thunder Canyon

House/Lot Description

- Conditioned space: 5,021 sq. ft.
- Main house: 4535 sq. ft.
- Guest house/ Casita 486 sq. ft.
- 3.03 acres
- Construction completed February 2017
- Builder- Gerstner Custom Homes
- Designed by the Owner
- Hardwired for sound system and video cameras
- 2 x 6 exterior wall frame with open cell foam insulation
- Foam insulation in attic
- 5/8" sheetrock throughout
- Hand troweled smooth wall finish

Exterior

- Standing Seam Metal Roof
- Oklahoma chopped stone
- Windows with stone lintels
- Wooden awning details at windows and entrance
- Combination of stone, stucco and hardie board and batten exterior finishes
- Cedar columns and awning brackets
- Concrete drive to street
- Guest parking in front area
- Guest parking by garage
- 13 zone sprinkler system
- Pool and hot tub
- Propane heater for pool and hot tub
- Fire pots by pool
- Accent lighting around pool and fire pit area
- Fire pit area
- Fence enclosed rear yard
- Covered terrace
- Aerobic septic system
- Sub-grade propane storage tank
- Well house and 3000 gal. poly storage tank

Floor Plan Features: First Floor

Entry

- Entrance vestibule with dual double doors/ beamed ceiling
- Travertine floors
- Window gallery with views to pool
- Wooden blinds

Great Room

- 16' x 8' sliding door with view to covered terrace and pool
- 14' ceiling height
- Reverse tray ceiling with beams and LED accent lighting
- Recessed lighting on dimmers
- Three floor outlets
- Wide plank wood floor
- Oversized stone fireplace with gas connection
- Gas logs

Formal Dining

- 14' ceiling with cathedral slope
- Wooden beams
- Large decorative light on dimmer
- Accent lighting on dimmer
- Wide plank wood floors
- Window treatments
- Windows with transoms

Kitchen

- ·10' ceilings with recessed lighting on dimmers
- ·Custom cabinets
- ·Taj Mahal Quartzite countertops
- ·Black Cosmic Granite counter on island
- ·42" 6 burner gas range with griddle and 2 ovens
- ·Separate built-in oven
- ·Built in microwave
- ·Under cabinet LED lighting
- ·Farmhouse porcelain sink w/ disposal
- ·Vegetable prep sink with disposal at island
- ·Under counter ice maker
- ·Large stainless steel vent hood
- ·Stone tile backsplash
- ·Island with eating area
- ·Large Custom Barn door leading to secondary vestibule
- ·Walk in pantry with shelving and area for second refrigerator

Laundry Room

- Built in folding counter
- Utility sink built into counter
- Access door to outdoors
- Doggy door to small dog run
- Floor drain
- Broom closet

3 Car Garage

- Double 16' garage door w/ opener
- Single 9' garage door w/ opener
- 24' deep
- Storage closet
- Water heater and water softener closet
- Ceiling fans
- Windows

Powder Bath

- Powder bath with access from secondary vestibule
- Travertine wainscot and flooring
- Granite counter with leather finish
- Access to screened porch for use from the pool area

Home Theatre

- Tiered floor for view of screen
- 100" screen
- Sony projection system
- Lighting on dimmer
- Electronic reclining seating (9 seats)
- Shelving for audio and video components
- Sound insulated room to minimize sound transfer
- Surround sound system
- Media room equipment, screen and furniture is excluded

Screened Porch

- Screened area for seating and view of pool
- Screen door access to pool
- Gas connection for grill
- Tongue and groove stained wood ceiling

Study/Home Office

- 12' ceiling
- Tray ceiling with wood beams
- Recessed lighting on dimmer
- Wood plank flooring
- Large storage closet
- Windows with wood blinds

Owners Bedroom

- 12' ceiling height with reverse tray ceiling treatment
- Wood beams and accent LED lighting
- Stone wall in bedroom
- Sitting area with pool view

Owners Bath

- Coffee bar with built in undercounter refrigerator
- His/ Hers vanities
- Taj Mahal Quartzite countertops
- Undermount sinks
- Free standing tub with large glass/ view of private courtyard
- Large walk in shower/ glass outdoor wall with view of private courtyard
- His/ hers walk in closets with small windows
- His/ hers built in dressers with Taj Mahal Quartzite countertops
- Enclosed water closet
- Separate water heater for master bath

Stair Tower

- Stair to second floor with 6" rise and 12" treads for easy access
- Custom railing and newel posts
- Custom light fixture on dimmer
- Recessed lighting on dimmer
- 4' wide stairway
- 23'-6" ceiling with wooden beams

Floor Plan Features: Second Floor

Game Room

- Large room for entertaining and game play
- View of the Texas hill country
- Double door access to second floor balcony
- Cathedral ceiling with wood beams
- Recessed lighting on dimmer
- Large storage closet
- Media/ IT closet

Bedroom with Ensuite

- Secondary bedroom with 9'-0" ceiling
- Wooden blinds
- Recessed lighting
- Ceiling fan
- Walkin closet
- Full bath with large shower
- Custom cabinets
- Fantasy Brown marble counter with undermount sink
- Tile bath flooring

Bedroom

- Secondary bedroom with sloped ceiling
- Area prepped for future loft / secret hideout
- Wooden blinds
- Walk-in closet

Bedroom

- Full bath with tub
- Custom cabinets
- Fantasy Brown marble counter with undermount sink
- Tile bath flooring
- 9'-0" ceiling

Second Floor Covered Balcony

- Sloped cathedral tongue and grove ceiling with wooden beams
- Tiled floor
- Wrought iron railing
- 30-mile views

Casita/Guest House

- Living area with cathedral ceiling and wood beams
- Tiled wood look floor
- Kitchenette with marble counter
- Custom cabinetry
- Barn door access to bedroom
- Walk in closet
- Full bath with large glass wall shower
- View of the pool
- Separate water heater for guesthouse