**23000 N. MAY AVENUE – EDMOND, OK**

**Additional Updates & Remarks**

**SYSTEM WIDE**

Roof Replaced in 2014 - Copper Guttering

5 HVAC Units. Geo Thermal System

Aerobics Sprinkler System/Serviced April, 2017

Private Well & Septic (Septic Serviced April, 2017)

3 Hot Water Tanks (80/50/50)

6 Fireplaces: Library; Family Room off Kitchen; Great Room; Master Bed/Bath; Theater; Upstairs Princess Bedroom as well as wall furnaces in Kitchen and Princess Bedroom that warms up rooms

Every Ceiling features a different design and texture

Alder wood Distressed Solid Wood Doors throughout

Central Vacuum System – Water Softener – Air Purifier

Thermador Appliances Throughout the Home

7 Car Garage(s); Porte-cochere; Storm Shelter in Garage Floor; Cedar Closet

Pool w/ Boulders/Beach Walkin/ Outdoor Kitchen/Stand Alone Fireplace

Waterfalls Refurbished 2017

Mature Landscaping/Iron Fencing/Extra Parking on 4 Acres

Lots of Stone and Limestone throughout

Travertine; Wood Floors Throughout

Triple Crown Moldings and Baseboards Throughout

Builtin Ceiling Speakers - Surround Sound

Lights Turn On Automatically when Closet Doors are opened

**KITCHEN – (Approximately 32’ x 22’)**

Thermador (2) Double Builtin Refrigerators w/Bottom Freezers Distressed Wood Cabinet Doors -Iron Handles

Thermador 6 Burner Stainless Gas Cooktop w/ wall mounted Pot Filler Faucet – BuiltIn Stone Surround

Thermador Dishwasher; Microwave; Warming Drawer; Coffee Maker

Barrel Ceiling – Rough Cedar Beams

Rough Crosstie Timber Sloped Roof Edge Look

Huge Granite Work Island w/ Sink – Cookbook Shelving – Scrolled Corbels

Farmhouse Sink in Hammered Copper; Builtin Plate Rack in Cabinets

Breakfast Bar w/ Chiseled Edged Granite and 5 Swivel Seats Attached to Counters

Builtin Breakfast Bench ~ Built in Hutch Servicing Counter w/ Rock Wall Surround

Wall Fireplace – Stone/Rock Walls w/ Wall Mounted Lantern lighting PAGE 1

**PANTRY OFF KITCHEN**

**LAUNDRY OFF KITCHEN**

**POWDER BATH OFF KITCHEN**

**MUDROOM OFF KITCHEN – TO GARAGE**

**WINE STORAGE W/ IRON DOOR/SHELVES**

**FULL BATH WITH WALKIN SHOWER OFF KITCHEN (to GRAND ROOM/OFFICE)**

**LIBRARY 20’X16’**

Library Bookshelves – Floor to Ceiling 20’ w/Sliding Ladder

Wood Floors

Limestone Fireplace w/ Gas logs ~ Iron Sconces

Vaulted Cathedral Ceiling w/Cross Wood Beams

2 Iron Candelabra Chandeliers

Entry Doors w/ Seeded Glass & Iron Hardware

**FORMAL DINING 16’X17’**

Massive Crystal Chandelier

Recessed Wall for Hutch/Arched

Special Ceiling Treatment

Arched Windows in Front Exterior Wall

Wood Floors

**FAMILY ROOM - ADJOINING KITCHEN 20’X25’**

Stone Fireplace w/ Beam Shelf

Builtin Hutch(s) Floor to Ceiling

Beamed Ceiling

Rough Textured Walls

Surround Sound System

2 Ceiling Fans

Lantern Lighting -Wall Sconces

Double Doors are Coverings for Windows (to patio)

Glass Sliding Doors to Patio – Outdoor Kitchen

 PAGE 2

**GRAND FAMILY ROOM/GRAND OFFICE W/ LIVING & KITCHEN AREAS - 30’X42’**

Ceiling Height is approximately 30’ – Elaborate arches coming to points within squares – ‘designs within designs’ on this section of the ceiling covering about 1/3 of the room.

Near Ceilings are 5 Arched Hand Painted “Paintings” of European Outdoor Scenes- Real Iron Railings

 Are made to look like you are looking outside.

Gigantic Chandeliers – Remotes lower for easy cleaning

LIVING/SEATING AREA: Many Large Upper and Floor Level Windows w/ Plantation Shutters

 Provide Views to Outdoors and Pool

Limestone Fireplace w/ Sitting Area; Iron Lighting Sconces

Triple Crown Moldings and Baseboards

Double Sliding Doors Open to Pool and Patios

OFFICE: Large Builtin Desk/Extensive Upper and Lower Cabinetry

Large Separate Closet for Storage

Exit Door to Automobile Courtyard and Private Entry

FULL BATH: Full Bath Between Kitchen and this Grand Family Room/Office

KITCHEN AREA:

Thermador Builtin Refrigerator w/ Distressed Wood Doors & Hardware

 Thermador Coffee Maker; Dishwasher; Microwave; Plate Rack;

 Hammer Copper Divided Farmhouse Sink; Granite Counters

 Conference Table: Area Seats 12/Table and Chairs for 12

CIRCULAR STAIRCASE TO SECOND FLOOR

REMOTES for Giant Chandeliers lower fixtures for ease in Cleaning and Changing Bulbs; Entry Fixture does this too.

 PAGE 3

**MASTER BEDROOM: 15’X17’ PLUS SPIRAL STAIRCASE TO UPSTAIRS LOFT + SEPARATED READING AREA**

Stone Fireplace w/ glass between Bedroom and Master Bathroom – Gas Logs

Arched Recesses within 24’ Ceiling Heights

Spiral Staircase to Loft/Sitting Area

Light Fixture hangs from another Special Ceiling Textured Finish

**MASTER BATHROOM: ENSUITE**

His and Hers Separate Walkin Closets w/ Shelving and Divided Areas

Chiseled Edged Mirrors

Special Jetted Hers Bathtub

Walkin shower with 12 Jets

Double Vanity Sinks/Granite Counters

Crystal Knobs

**HALLWAY POWDER BATH**; off Formal Dining

**UPSTAIRS:**

THEATER ROOM; POOL TABLE ROOM; BOYS BUNK ROOM; PRINCESS BEDROOM SUITE; RAINBOW BEDROOM; AND GROWN UP BEDROOM SUIITE; STORAGE ROOM OFF BUNK ROOM; LAUNDRY; BATH OFF THEATER ROOM.

**THEATER ROOM: Approximately 30’x20’**

**Arched Barrel Red Brick Look Ceiling w/ two ceiling fans – reclaimed wood end trim**

**Limestone Gas Fireplace**

Stepped up area for Entertainment Raised Seating

Big Screen in Recessed Wall

Stepped up to Bar w/ Stools and Seating – Iron railing for 4 steps and corbels Granite Bar Counters

Kitchen includes Microwave; Ice Maker; Warming Drawer, 40”x6” Copper Sink

Equipment Closet; Special Door handmade with Marble in Metal;

Builtin Cabinets for Games and Memorabilia; lower storage under Windows/Plantations

Powder Bath with Crystal knob and Bowl Sink

Laundry Room w/ Hanging Space and Cabinets

 PAGE 4

**POOL TABLE/ENTERTAINMENT ROOM: 20’X18’**

Kitchen facilities include Thermador Builtin Refrigerator/Freezer

Green Painted Wood Cabinets Doors

Black Granite Chiseled Edge Counters

Huge Candelabra Chandelier above Pool Table

Closet & Display & Seating Areas

Small Square Tiled Wall - Entry between Theater and Pool Table Room

**BOYS BUNK ROOM: 18’ X 25’**

Two Ceiling Fans

Angled Ceiling Wall – Sloping Heights

Windows on Both Sides; Closet

**ROUGH STORAGE OFF BOYS BUNK ROOM: 25x30’**

Area has Wall Textured but not painted; Windows to outside; Bullnose edges; Great Storage

Not Air conditioned.

**PRINCESS BEDROOM SUITE: 27’X18’ plus Sitting Room is 16’x8’**

Crystal Chandeliers Flank Bed

Crystal Chandelier hang in Sitting area

Amazing Hand Painting on Walls and Ceilings

Amazing Texturing in recesses

Wood Flooring; Sitting area has Builtin Desk

Huge Walkin Closets w/ Shelving and more

Fireplace in Wall

Exit Door to Walk Out Covered Patio View to Pool

**BATHROOM; Princess Bedroom Shares Bath with Rainbow Bedroom**

Jacuzzi Tub in one room; Walkin tiled shower separate room for Privacy; 3 room situation

**RAINBOW BEDROOM: 27’X14’**

Nick-Named for the colors on the Walls; Vaulted and Recessed Special Textured Ceiling

Trophy Ledge Shelving Around the Room; Wood Floors; 2 Fans; Scrapbooking Closet is Amazing

 PAGE 5

**GUEST BEDROOM SUITE: 12’X14’ w/ ”Rapunzel” Doors open to Overlook Entry**

Private Bathroom; Copper Bowl Sink

Tub/Shower w/ Tiled Surround

Kohler Commodes

Plantation Shutters & Ceiling Fan

 PAGE 6