

# 5107 KELSEY ROAD

LUXURIOUS MEDITERRANEAN ESTATE HOME IN PRESTON HOLLOW



## TABULATIONS

Per Plans: •10,805 sq. ft. Living •1174 sq. ft. Garage •1869 sq. ft. Covered Exterior •13848 sq. ft. Under Roof •Lot Size: 1.2813 acres.

## SALES INFORMATION

•Five Bedrooms •Five Full and Three Half Baths •Grand Staircase •Formal Dining Room •Living Room •Wet Bar •Butlery •Wine Room •Study •Computer Room •Media Room •Four Fireplaces Indoors •Office •Den w/ Wet Bar •Butlery •Gamerom •Master Suite w/ Sitting Area and Coffee Bar •Four Car Garage •Future Elevator Closet •Veranda w/ Outdoor Fireplace •Outdoor Kitchen •Mud Room •Pool w/ Spa •Gamerom •Card Room •Courtyard •Legal Description: Lot 1, Block A/5517, Mayflower Estates #2, City of Dallas, Dallas County.

## STRUCTURAL SPECIFICATIONS

•Engineered Pier & Beam Foundation •DuPont Tyvek Exterior Housewrap •Solid Panel Roof Decking •Engineered Open Web Floor Truss System with 1" Glued Down Plywood Decking.

## FINISHES

•Custom Old World Wood and Glass Entry Door •Stone Entry Floor •Hand-Scraped Hardwoods in Library, Family Room and gamerom •Inlaid Marble Floor in Powder •Special Finish Kitchen and Family Room Cabinetry •All Eight Foot Solid Core Doors with Unique Custom Plaquing and Designer Hardware •Extensive Granite Throughout •Coffered and Beamed Ceilings •Patterned Marble Flooring and Tub Surround In Master Bath •Structural Glass Master Shower •Elaborate Master Closets with Extensive Shelving and Built Ins.

## EXTERIOR SPECIFICATIONS

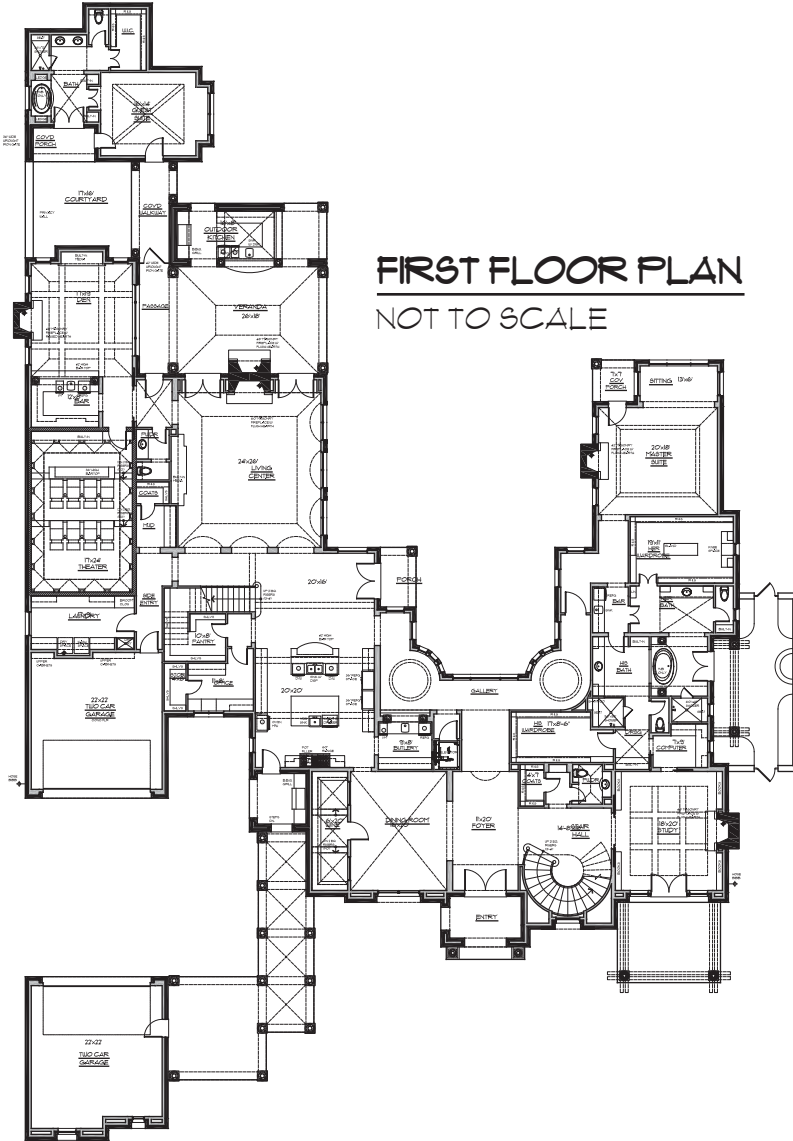
•Mediterranean Design •Stone Exterior with Cast Stone Architectural Elements •R-38 Insulated Ceilings R-19+ Insulated Walls and Polycell Sealant •Double Pane Insulated Cladded Wood & Vinyl Windows •Oversized Insulated Wood Architectural Garage Doors •Patterned Concrete Drive & Lead Walk •Fully Landscaped and Sprinklered.

## EQUIPMENT SPECIFICATIONS

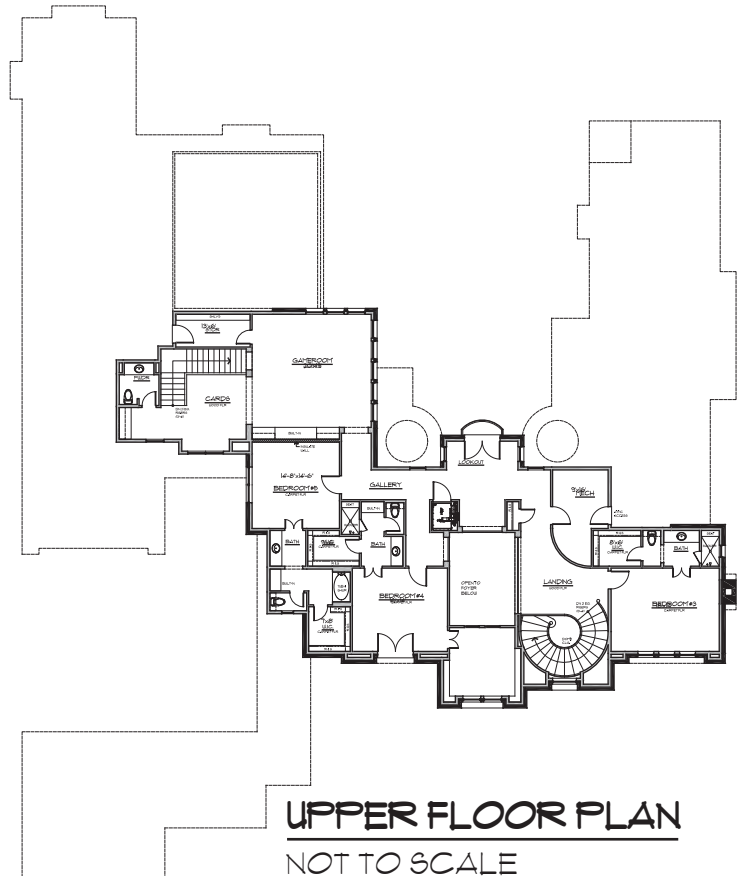
•High Efficiency 100% Lennox Zoned Air Conditioning with Programmable Thermostats and Master Zone Humidifier Unit Gas Heating and Electric Cooling •Gemini Zoned Security System with Smoke and Fire Alarm. Alpha Readout. •Recirculating Water Heating System for Fast Hot Water. •Category 5e Wiring Throughout •Radio Intercom with Integral Door Bell •Zoned Interior Fire Sprinkler System •Lift Master Garage Door Openers •Decora Rocker Switches Throughout •Recessed Can Lighting Throughout •48" Sub Zero Refrigerator •Icemaker in Wet Bar •Six Burner Viking Range.

Prices and Specifications subject to change without notice.

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**FIRST FLOOR PLAN**  
NOT TO SCALE



**UPPER FLOOR PLAN**  
NOT TO SCALE