

409 Johanna

A gorgeous custom home with lots of space, in an unbeatable location.

Settle into this great home on one of the largest lots in the neighborhood, with plenty of room to build a guest house, a pool, a cabana, or all the above. Or, leave the park-like yard just the way it is – low-maintenance native and adapted landscaping leaves you with not a blade of grass to mow. Enjoy a rare bit of privacy this close to downtown: the nearest neighbor is 60 feet away! With a WalkScore of 86 out of 100, you'll discover restaurants, shops, and cafes along South First and South Congress are just steps away.



The house has been designed for great livability as well as for superior energy performance: the exterior walls are twice as thick as standard construction, with superb energy efficiency of R-22 in the outside walls. An energy-efficient "cool roof" and additional radiant barrier provide superior heat reflection in the summer.

The whole house is packed with desirable features. Every major room has scenic lighting dimming systems – these programmable dimmers create selectable lighting moods, making the transition from one mood to another as easy as touching a button. In addition, the house features dramatic hand-textured walls, a wired alarm system, wiring for speakers in major rooms, a central vacuum system, and a 3000-gallon rainwater collection system. And so much more!



First floor

The first floor features commercial-grade porcelain tile flooring with granite and slate inlaid in classic patterns. Stroll into the park-like back yard through the atrium and portico area at the back of the house.

Foyer

Greet your guests in a gracious foyer, featuring padded fabric-upholstered wainscoting panels and a dramatic coved ceiling with uplighting.

Kitchen

Indulge your gourmet side in this spacious, well-planned kitchen that features custom cabinets made from sustainable beech wood, gorgeous Delicatus granite countertops, stainless appliances, white onyx backsplashes, an island with slide-out shelving, and a coved ceiling. Enjoy thoughtfully-framed views of the back yard through glass-doored cabinets, watch hummingbirds outside from the kitchen sink area, and have coffee in the breakfast nook with padded banquette seating.

Dining Room

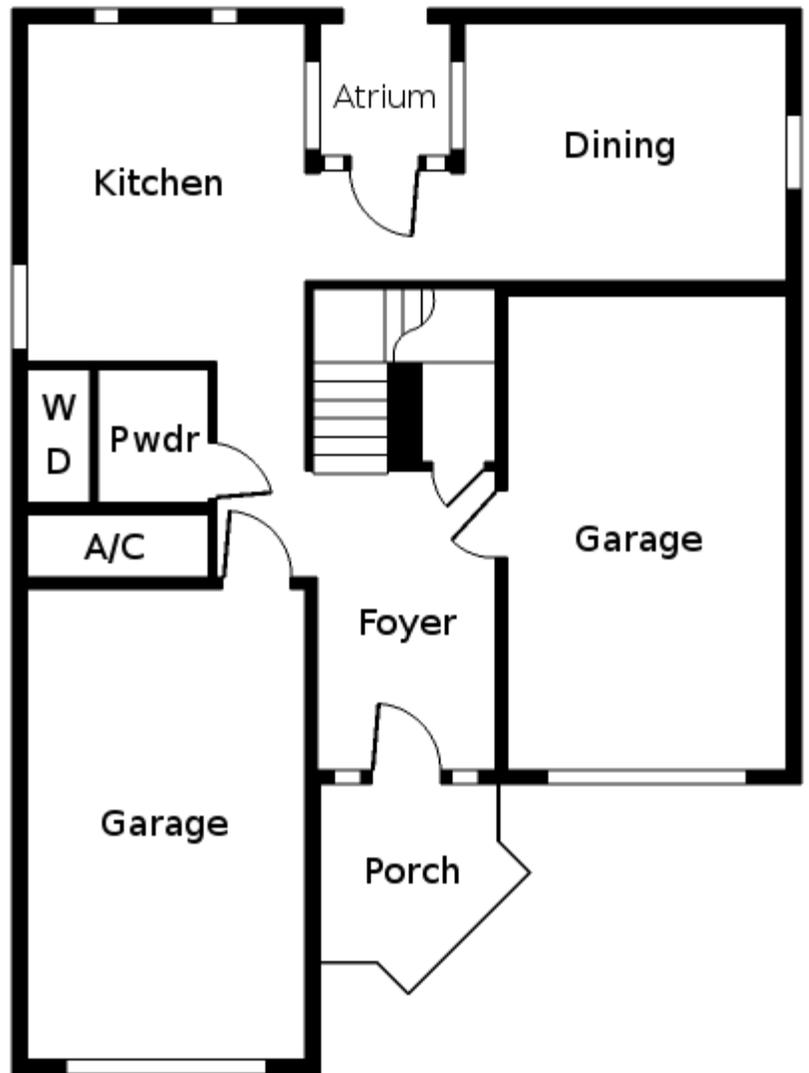
The dining room has ample room for a table seating 8 or more, and includes built-in corner china cabinets with Crema Bordeaux granite counters and a stunning oval cut-out ceiling.

Powder Room & Laundry Closet

Pamper your guests with the luxurious powder room, featuring a faux leather wall finish, vessel sink with custom cabinet, a dramatic coved ceiling, and a granite tile purse shelf. The convenient laundry area behind the doors includes ample storage space and lighting.

Garages

The generously sized garages – each being longer and wider than standard garages – feature plenty of shelving and cabinet organization, and automatic door openers. The built-in vacuum system in the west garage provides an easy way to keep your car clean inside.



Second Floor

The second floor features gorgeous Brazilian Walnut hardwood flooring, which is 3 times harder than oak. The sitting room at the top of the stairs features a Patagonian Rosewood inlay on the floor, and a dramatic covered ceiling with uplighting.

Master Suite

Relax in the luxury of the master suite, which features a covered ceiling, a dramatic column-and-arch dressing area, and furniture-quality built-in cabinetry and chest of drawers in the closet. The master bath has double sinks, granite countertops, white and rose marble floor and wall tiles, a perfume shelf, and a makeup counter. The unique never-slip wood decking in the step-in shower is made from water-resistant Massaranduba, which has a natural reddish tone. The decking panels lift out for easy cleaning.

Hallway

The stereo cabinet in the hallway accommodates the wiring for all of the prewired speakers throughout the house, and the cabinet doors allow remote controls for the stereo to work even when the cabinet doors are closed, while also permitting plenty of ventilation.

Front Bedroom

The spacious front bedroom features superb light, a covered ceiling, wainscoting, and its own walk-in closet.

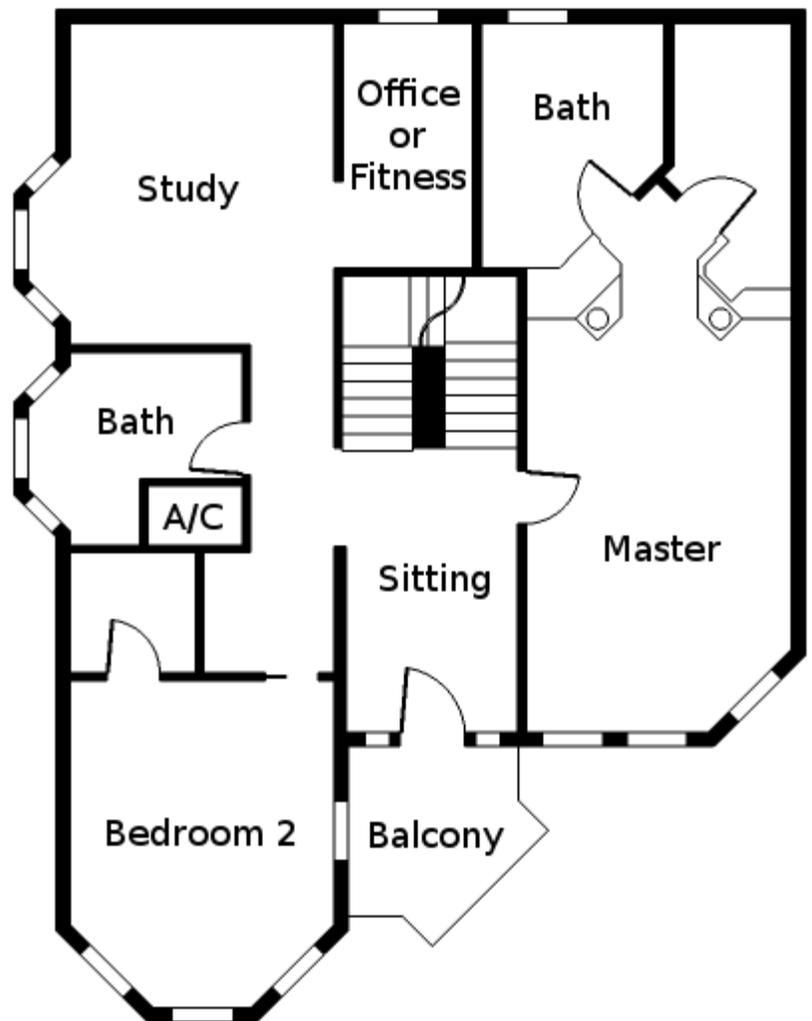
Hall Bathroom

The hall bath features a gorgeous bay window, a glass-tiled barrel-vaulted ceiling, a custom vanity with Kinawa granite countertop, and a huge linen cabinet.

Study

Enjoy your reading hours in the quiet, perfectly lit study, with its covered ceiling, tree-view bay window with built-in window seating, and built-in bookshelves with seating area.

The bonus room off the study can be used as a home office, or a fitness room.



Third Floor

The Patagonian Rosewood hardwood flooring - the hardest wood flooring available - grabs the spotlight as you arrive on the third floor. The light-filled windows grant stunning views of the neighborhood, partial views of downtown, and great views of the western horizon and Texas' famous sunsets.

Living Area

Entertain your guests in this fabulous L-shaped living area, with its complete wetbar area featuring a deep sink, full dishwasher, beverage refrigerator, and overhead cabinets.

Step outside to the shaded 230 ft² deck, perfect for outdoor dining, grilling a fantastic meal, and watching the city's fireworks shows. The convenient outdoor sink area makes cleanup a snap.

Media Room

Enjoy the big game, a movie, or video games with the whole gang in the media room with its high-definition theater setup and 7.1 surround sound. Control every aspect of your experience with the theater-styled lighting and acoustic panels. The spacious cabinet holds all of your home entertainment gear, without interior partitions to get in your way. The cabinet doors allow remote controls for your audio/video components to work even with the cabinet doors closed, and your components still get the ventilation they need, while you sit back and enjoy.

Spa

Relax completely in your private spa with Jacuzzi tub and dressing area. The jetted tub features an extra water heater to keep the water warm throughout your bath, and the cedar design elements came from a tree in the back yard!

Third Bedroom

The third bedroom offers spectacular views of the trees beyond and below.

Hall Bath

The full hall bath features glass tile inlays in the floor and a huge linen cabinet.

