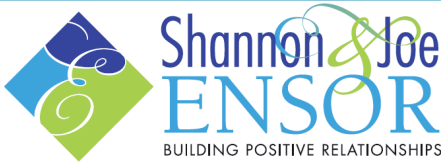


11109 CONCHOS TRAIL



SEE VIRTUAL TOUR AT: [HTTP://WWW.11109CONCHOSTRAIL.COM](http://www.11109conchostrail.com)



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11109 Conchos Trail

Inspired by the grandeur of New Orleans style plantation homes, 11109 Conchos Trail includes substantial wraparound exterior balconies (with overlooking views of Laurel Canyon from upstairs), unique architecture and energy efficiency. Interior highlights include tray ceilings, custom cabinetry, Low E Anderson windows, french doors, crown moldings, pocket doors and so much more.

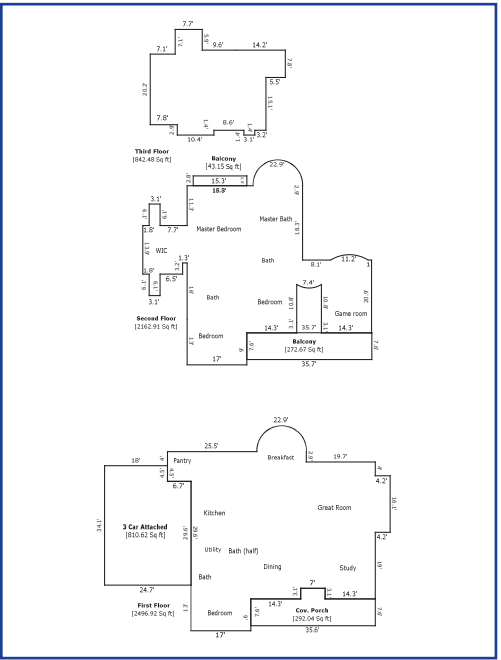
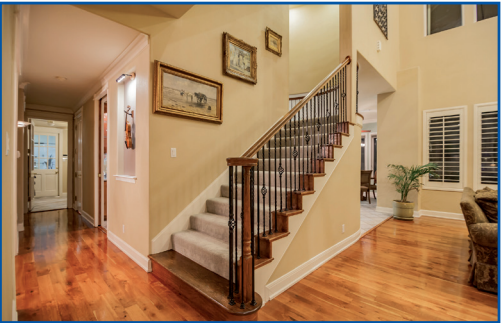
The chef’s kitchen features a 10-ft-long, 5.75-ft-wide top tier Savannah Corian island laid atop magnificent medium-stained maple cabinets, complete with an intra-island built in sink and a trash compactor. All appliances are high-end and stainless steel, including double Maytag ovens and a JennAir cooktop. A wall of custom maple cabinetry surrounds the island with a built-in double porcelain sink by Kohler. Additional kitchen upgrades include ‘French Quarter by Dahile’ tile flooring, custom Hunter Douglas window treatments, and a wall of windows overlooking the breathtaking view of the custom designed pool & patio areas. Up-lighting in selected exterior trees add focal highlighting for evening entertainment.

Additional interior features include a fabulous custom floor plan with well defined and thought-out rooms. On the first level and upon entering the home, you will find a formal dining and home office complete with beautiful hardwood flooring. Continue beyond the entry and you will find the spacious living area with custom built-in shelving and a bay of windows overlooking the outdoor living space and pool. Also on the first floor is a large bedroom with en-suite full bathroom, a wine room, the magnificent kitchen as mentioned above and a three-car garage.

On the second level, you will find three additional bedrooms (including the master suite), three full bathrooms and a large game room. All bedrooms and the game room have access to exterior balconies with outstanding views. The master bedroom suite includes a walk-in closet that simply must-be-seen. The master bath has two separate vanities atop custom cabinetry, a linen closet, designer tile run on a diagonal pattern, a magnificent slate shower with black pebble floor, three-valve 8 head shower system including a large rainfall shower head, and a large two-person oval Jacuzzi whirlpool tub. All of this can be yours with a wall of windows overlooking the views while bringing in natural light.

The third level is a large loft-style area complete with a media room and additional entertaining spaces that make a great game room and/or even an art studio/craft room.

Upon stepping outside through the double doors of the living room (or via the breakfast room off the kitchen), you will be welcomed to your own private resort-style entertainment pavilion. The free-form heated pool is complete with waterfalls, mood lighting and a built-in vacuum system – all built by Texas Pool and Patio. It and the attached hot tub are kept sparkling clean through a combination of three sanitation systems: gentle chlorination, ozonation and ultraviolet light. Additional outdoor features include multiple gathering and dining spaces, each with either limestone patio flooring and/or ceiling fans, and a spacious outdoor kitchen area complete with uline refrigeration, granite counter tops and a built-in grill for entertaining your guests.



- 5,502 sqft of interior living space (per appraiser)
- .81 acres of premium wooded / treed lot
- 3 car garage
- Heated pool by Texas Pool and Patio
- Hot tub, spa
- Tray ceilings
- Crown mouldings
- Custom cabinetry throughout
- Hunter Douglas window treatments
- Plantation shutters
- Anderson Low-e windows
- Gourmet kitchen

- Jenn-Air and Maytag appliances
- Walk-in pantry with pocket door
- ‘French Quarter’ by Dahile kitchen tile
- Maple kitchen cabinetry
- Enormous kitchen island by Corian
- Wet bar
- Wine room with ample storage
- Breakfast room with bay of windows
- Formal dining room with pocket doors
- Beautiful hardwood cherry floors
- Oversized master suite with tray ceilings
- Double vanities in master bath
- 8-head shower system with rainfall shower head

- Double Jacuzzi tub
- Approx 580 sqft of covered wraparound porches / balconies
- Hundreds more sqft of exterior limestone patios by pool
- Triple sanitized custom pool w/custom hand cut stacked stones
- Designer inset pool tile
- Infinity edge spa / hot tub
- Spicewood Elementary
- Canyon Vista Middle School
- Westwood High School