

1317 Yorkshire Drive

A total custom-designed experience to harmonize today's modern loft-style living with an exquisite specimen of 1950's mid-century architecture.

- 1. WELCOME to Your Humble Abode...**
Down to the rattle in the screen door and the cute original front porch, this house screams Beaver Cleaver! Once inside however, it's a whole different ball-game. Set on an angle, the imported German flooring from IF+D emphasizes the house's original quirky lines. There is a massive living room crafted from space that used to be a front bedroom in the original structure. Two fans keep your cool even if you leave the front door open and let the neighbors come to visit.
- 2. The Home Office**
This corner has the perfect pairing of windows to make a great place for a desk – just steps from the fridge. Maybe that's a bad thing? If not a great place to work and receive clients, we think it would also be a great place for a round formal dining table.
- 3. Swanky Planter and Fireplace**
The original house did not have a flu to take out the carbon monoxide, but they did have a fake gas log fire, if that is any indication of the lengths people would go to for fire in the 50's. Perhaps it was colder back then, you know, before global warming. With the new heating system and updated insulation you won't need a fire for warmth, but the new hearth is poured to a height that can accommodate newer gel-fire fuel cans. The custom solid-surface planter is water-tight!
- 4. Want to be on the Food Network?**
From the dual-zone wine cooler to the stainless steel exposed shelving, this kitchen is designed to put on a show. All the LG appliances have a 5 year warranty in case there's a problem with even one inch of your 27 cubic foot refrigerator. The garbage disposal switch is below the sink with the diva culinary faucet. Make me something – I'm hungry!
- 5. Your Guests Need a Throne Too**
Lush slate paired with white porcelain and chocolate brown wood makes this a haven in the center of the house. Sink into the Air-Spa bath and feel like you made yourself into an Italian soda. Yours would be warm, however, as the tub comes with an in-line heater. The floor is Marmoleum by Forbo.
- 6. Laundry and Media Closet**
Housed off the main bathroom is a huge laundry closet which is suitable for electric or gas. Also here you will find the main media panel to the house from which to route your wireless endeavors. Overhead...access to the heating/cooling system.
- 7. Energy-efficient Tankless Water Heater and AC**
"On Demand" means no running out of hot water. Connect your outside hose and use hot water to blast the dirt off your convertible! The controller for the water heater is in the closet off the master bath, in case you need to turn it up for a long steamy shower. Your new AC unit BLASTS cool air throughout the house. This high-efficiency system not only looks good, but also feels great – Crank it...
- 8. LifeSuite 1**
The first bedroom comes with its own contemplative courtyard and a massive, fully customizable glass-doored armoire. Switched inside the room are a variety of options including the exterior downlighting, and there are multiple options for cable and TV. The floor to ceiling glass is a foil to the privacy afforded by the fence outside. The Mexican river stones line the top of a french drain which carries all water from the roof to the backyard and away from the foundation of the house. When it rains, water cascades onto the rocks with an incredible sound. Listen!
- 9. Live in Your Walk-In**
A curtain opens to a vast cavern for your fashion storehouse. This room is ready to configure and ready to catch just about anything you can throw in it. If you do keep your clothes off the floor, it is plenty big enough to serve as a full dressing area, too. Don't overlook the handy loft space for extra storage.
- 10. The Gallery**
The clerestory hallway floods the house with light all day long. Watch as picture-frames of light graze the wall and tumble softly downward as the sun rises to mid-day. A collection of birch hand-made barndoors hang like art on the wall. At night you can control down and up-lighting with different dimmers to set the mood and make things picture-perfect. (Note that the return air duct is at the highest point in the house...And you wondered how things cool down so quickly!!!)
- 11. A Hot Parking Spot for Your Hot Rod**
We're not saying you will need to buy a new car to match the house, but simply that something that DOES match would look good here. Aw heck - what wouldn't look good here??? Check out the ample storage closet.
- 12. Life Suite 2**
Bigger can be better, but when it's this big it can't be beat! A stunning view of a huge Pecan tree and artfully cast shadows which change all day long make this suite the one to watch. It's prewired with several TV spots in case you get bored with the view. Once again, the high fences create a world all to yourself.
- 13. Why ever LEAVE the bathroom?**
Um...yeah... All we can say is – Play with the lighting all you want, but the rest of this bathroom plays with you.
- 14. The Beach**
Go barefoot, pull up a lawn-chair (hopefully one that is well designed), and turn on some sounds from the seashore. We listened to Bob Marley when we put up the fence, and let us tell you – life was great!. Extensive outdoor lighting keyed to a 1000 watt dimmer switch lights up this beach from zero to Miami in seconds.
- 15. The Great Lawn**
All new sod makes for a safe place for your kids or pooch to play. Two more awesome Pecan trees provides a nice patch of shade. At night these become a canopy of lighted leaves.
- 16. The Great Walnut**
We were told this was a Black Walnut and that it would be worth a lot if you cut it down and sold the wood. Please do not do this! Nobody will like you if you do.

