

## CHATEAUBRIANT SUMMARY

*Chateaubriant – French country old world charm with new age technology and convenience.*

Architect: Acadiana Home Designs, Baton Rouge, LA,

Redesign by Matthew Bullock, Bullock Design Group, Petal MS of Guest Half Bath, Chef's Office, Master Bedroom, Master Bath, Stairs and Lower Level Media, Game Room and Half Bath

The target markets for Chateaubriant are the medical/legal professional families who love to entertain and are sensitive to a "green friendly" livable home with private spaces for all ages encompassed in 21st century technology and convenience. The redesigned Chateaubriant plan offers 3,916 square feet of living area and 4 BRs, 3 full baths and 2 half baths and a 3 car garage. This plan was selected after probing leading Realtors for upper end market needs and studying market voids in current executive home inventory. Attempting to blend architecture styling cues with the current palate of homes in Backwater, the Chateaubriant plan by **Acadiana Home Design (AHD)** was chosen. AHD specializes in Country French architecture bringing the French country styling of southern Louisiana. The Country French home design is defined by high roof pitch and creative use of masonry/stucco work.

The sloping lot selected for Chateaubriant offered several challenges and presented the builder with an opportunity to redesign the AHD plan to offer a lower level media room and game room served with a kitchenette and half bath. In the redesign the Master Bath and Master Closet were redrawn to allow for the stairway to the lower level. Also changes were made in the storage space just off the garage to offer the popular Chef's Planning Office directly behind the kitchen. As built, the plan now offers a family three areas for entertaining guest in the Family room, the Keeping room or in the lower level Media and Game room and a main level office and an upper level Student Center and Morning Kitchen. All of this wrapped in Nu-wool cellulose with R-36 ceiling and R-17 sidewall qualities and protected by *SecuriSave*.

Upon entering Chateaubriant's Foyer, you are welcomed with warm Cupola Yellow tones over 5" wood plank floors and dramatic 16' ceilings accented with a European styled hexagon shaped fixture with scrolled iron work in Valencia gold finish and amber sandstone glass. The Dining room in Mannered Gold is accented with 14' ceilings capped in a special tray ceiling painted in a rich Umber brown and adorned with a classic two-tiered chandelier with acanthus leaves detailed in a dark spice finish with crystal drops and rust scavo glass. It is joined by a Butler's Pantry complimented with a Wine cooler and serving space. The more formal Family room in Cupola Yellow has wood floors and 12' ceilings with heavy crown molding details. It is shown with a French style gas log ventless fireplace accented with 37" glazed corbel legs and matching bookcases; all looking out to the brick courtyard, balcony and viewing deck.

Without question the Gourmet Kitchen and Chef's Planning Office are "the hit" of this home. This informal open area shows a Kitchen opening to the Keeping room with brick fireplace and bookcases. The Kitchen offers a large island over maple cabinets with Provincial stain with a bar overhang. The full stainless steel appliance offering is shown on a background of beaded board and porcelain ceramics framed by lovely glazed cabinets trimmed with rope and capped with crown molding. All fixtures throughout Chateaubriant are of oil rubbed bronze. The dual fuel range is served by a large sloping vent hood supported by corbels over a countertop of Lapidus granite. The Chef's Planning Office directly behind the Kitchen with bookcases, drawers and ample desktop space is handy for planning large meals, storing cook books and having computer access to the world's collection of recipes.

The private king size Master Bedroom is shown in a rich Umber brown with 11' ceilings and a tray and has private access to the Courtyard. The Master closet is hidden behind the Master Bath and is special with off season storage cabinets, shoe racks, double rods and high rods for evening wear and formal gowns. One side for him and two sides for her. The Master Bath has Double vanities with a dressing vanity that also shows hidden fold away storage for cosmetics underneath. The walk-in shower has a Rainmaker head as well as a Shower arm for daily use. The whirlpool soaker tub awaits the end of a long day. The upper level is designed for today's children who live on a bed with a laptop in hand and an Ipod plugged into their ears. The two bedrooms accommodate queen size beds, a night table and a dresser or chest. Two sets of French doors open to the Balcony overlooking the Courtyard, Viewing Deck and rear yard. The Student Center offers additional storage for reference and pleasure reading materials. The Morning Kitchen allows kid's to have soft drinks, pop corn and some breakfast foods without coming downstairs. The Lower Level Media Room and Game Room is soundproofed with Nu-wool cellulose insulation between the ceiling and floors above to allow maximum use of the Media room with Surround sound. No movie is good without beverage and popcorn. All is easily accessible in the Kitchenette with granite tops, wine glass holders, a microwave, rinse sink and under counter refrigerator. The outdoor patio is for the cigar smokers or those who would just enjoy the wonderful fresh air of Backwater.

