

***6420 N. Hillcrest Avenue
Nichols Hills, Oklahoma 73116***

Great views of the 16th fairway on the golf course at the Oklahoma City Golf and Country Club. Appraisal valued at \$1,650,000 on August 6, 2014. 14 rooms, 4 bedrooms, 5.5 bathrooms. 8,601 square feet plus finished basement 590 square feet completed in 2002 and cabana 738 square feet which can be used as a guest house or office. Two car garage and separate workshop in addition. Secluded kidney shaped swimming pool.

History

Spectacular Raymond Carter home. The stone is from Ada but is affectionately known as Carter stone because of Raymond Carter's use of its style throughout homes in Nichols Hills.

The home was also owned by Maurice Woods, the owner of Wedgewood Amusement Park, and the train in the garden is the former engine of the Wedgewood train.

Improvements

We bought the home in 2001 and began the task of maintaining and restoring the original Raymond Carter rooms and adding the upstairs bedrooms, the basement, the Pool Room and study as new construction. We have undertaken the following improvements.

All wooden floors were restored or added to living spaces by Johnnie Ten Bears Brown (an artist from Seattle who laid the floors in Bill and Melinda Gates home). The ebony surround at the entrance to the "Friends and Family" door and in the Pool Room was a gift from Johnnie to the house.

Every window and French door is an Eagle window or door, with the exception of the pool door and its lion handle, which is original, and the Front Door and Friends and Family door, which are maple. Most of the archways have a wheat sheaf crest at the corner symbolizing the blend of Oklahoma and England. AART custom handrails and wooden hardware adorn the house.

Downstairs

The marble in all three of the bathrooms on the ground floor is original. There is a cedar closet in the downstairs bathroom.

The floor to ceiling bookcases were added in 2002 as were the alcoves in the hallway.

The formal living room/dining room is the original golden wooden paneling, which is carried through to the study, bookshelves and louver doors in the dining room and study.

The kitchen/breakfast room granite is called Juperana. The tile on the backsplash is Tuscany Rhombo tumbled marble with red Pietro Romane tumbled marble insets and pearl grout. The islands and pantry were added in 2002 and the bar area opened up for a view of the golf course. The china cabinet is original to the house. There are four fire clay black Kallista sinks. The Whirlpool dishwasher was purchased in 2012 as was the Viking kitchen gas stove top. The kitchen has gas Kitchen Aid double ovens, an Avanti wine cooler and built in ice maker.

The tea room contains the original pecky cypress beams and bookshelves. The fireplace mantle is also original, but the vent less fireplace was added in 2006. The cabinet doors were custom made, hand finished and installed in 2010.

The marble in the Pool Room is Uba Tuba. The built in bookcases were added in 2004.

The Pool room, laundry room and study are all new construction added in 2002. The slate in the laundry room is Indian multi color in a random pattern and there is granite around the farmhouse sink. The faucet in the Landry room is restaurant style for added pressure and convenience.

Basement

The basement is new construction from 2002 and the flooring is granite and onyx marble with a rug pattern at the foot of the stairs. A sump pump with an emergency 20 HW natural gas powered liquid cooled generator by Guardian Generator Power Systems was added in 2003 and serves the basement and house in case of electrical failure. Tornado clips are installed in the ceiling and the Wine Cellar is framed by 2 x4s for additional strength and security.

Upstairs

The vanity in the upstairs bathroom is a German antique dresser with original marble. The Kohler sink was added in 2002. The slate is Indian multi color in a random pattern.

The built-in bookcases in the upstairs bedroom were added in 2004. The mural was painted by Dixie Stevens in 2003. Each wall is one of the four seasons with differing wildlife.

The NYC apartment-style loft bedroom was redesigned in 2010. The bookcases and the computer desk are not attached and are reserved.

There are two toy bins in the third bedroom off the landing covered with hinged doors. The banister with the bats was added in 2004.

The bar in the upstairs family room is an antique buffet with top and a polished metal sink.

The beams in the sitting room are also pecky cypress.

The sinks in the master bathroom are Kallista signature octagonal sinks set in matching antique German dining room buffets. There is a whirlpool bath. The marble surround is Volkas with light pewter grout. There is an access panel to the whirlpool motor.

The shower is tiled with Navona Tavertine on the walls and Durango Ancient Camino and Rosso Verona tumbled marble on the floor with light buff grout.

Out doors and Cabana

There is a separate cabana, workshop and pool/air conditioning equipment room all completed in 2006. The cabana has its own bathroom and shower with separate water heater and air conditioning/heating units.

A black iron Pelco Street light is set in the front driveway and similar to the ones selected by the City of Nichols Hills for its street lamps.

The house has R-30 insulation throughout and vents extractors. There is R 36 insulation blanket on 80 % of the roof.

Interlocking pavers were hand laid around the pool and the back yard. A gas outdoor fire pit was added in 2004. There is gas hook up for a barbe que grill in the back yard as well.

The wrought iron gate was handmade and the automatic gate opener was installed in 2012.

A sprinkler system with multi-zone and multi-day timers was added in 2003.

The Junior Champion Size Croquet Lawn or putting green is sowed with Pen Cross Number 2 grass laid on sand.

Utilities

All of the accesses to the electrical components are in the closet in the laundry room.

The electrical wiring throughout the house was replaced in 2002 along with the new construction. All light fixtures (except the crystal chandelier reserved in the dining room) are from Hunzicker

The plumbing was also reworked to conform to building standards in 2002. The home has two hot water heaters-one added in 2003 and one replaced in 2008.

The house is wired for WiFi capability, Direct TV and cable.

The roof was completely replaced in August 2012 by Storm Master Inc. with laminate reflective slate composite shingles. The limited lifetime labor and material warranty covers a 50 year period and is transferable as disclosed in the documentation. The soffits were also replaced at the same time and fascia repainted.

There are four heating and air conditioning zones and the units were replaced in 2011. They also have hail protectors as exterior covers.

Included

One Winchester Gun Safe 3 feet square by 5 feet tall.

Items on Reserve

Chandelier in dining room

Three Pineapple light fixtures in kitchen and breakfast room

Four antler ceiling fans in upstairs rooms.

Master bedroom curtains and rods

Tiffany light fixture in downstairs study

Two Wheat sconce light fixtures in tea room