

The KTRH DreamHome

Resource Guide

The KTRH DreamHome

Presented by



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KTRH DreamHome by Black Diamond Builders, Benefiting The Arbor School



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Welcome to the KTRH DreamHome, presented by AXA Advisors and Chubb Group, benefiting the Arbor School.

Please note that 100% of your \$5 ticket will be donated by NewsRadio 740 KTRH to the Arbor School to aid in their mission of providing early intervention, education and therapy for children with severe developmental delays, including Down syndrome, cerebral palsy, autism and language disorders.



Black Diamond Builders is the home builder of this fantastic DreamHome and coordinator of the hundreds of thousands of dollars worth of furniture, accessories, and artwork I'm sure you'll enjoy.

We are extremely grateful to our great DreamHome partners who made this project possible. Please support them as you find yourself in need of their product or service.

I encourage you to visit the DreamHome section of our web site at www.ktrh.com for more photographs, virtual tours, product specifications and much more about the home and our partners.

Enjoy!

David

David Yates
Host of the KTRH Home Improvement Hotline



New Rate was founded in 2003, by a group of native Houston Businessmen. They are among Houston's most trend setting Custom Home Builders. Being home builders, these gentlemen know the importance of the mortgage process when purchasing a home. That was one of the primary reasons New Rate was formed. New Rate envisions your home buying experience to be pleasant and memorable. Applying for a mortgage through New Rate is almost as simple as applying for a credit card or financing a new car.

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When an organization like The Arbor School touches many lives, many people believe in the organization. The board, staff and advocates of The Arbor are firmly entrenched in their responsibilities and obligations to help the severely disabled children in our community face untold challenges daily.

There is simply no other place like The Arbor. No child is turned away because of the severity of their disabilities. For the 1,500 Houston children

born each year with birth defects, a place at The Arbor is a dream come true for the parent with a special needs child.

F o u n d e d
in 1988 to assist severely developmentally disabled infants and children,

The Arbor provides intensive educational intervention, at the least possible cost to parents, for children, birth through age eighteen, evidencing severe developmental delays and handicapping conditions, including but not limited to autism, Down Syndrome, and cerebral palsy as well as a multiple of genetic disorders and/ or multiple disabilities.

The Arbor's goal is to reach children at an early age and provide intervention as soon as possible in order for each child to have the best possible chance to reach his/her full potential.

The Arbor program has been studied and modeled by other schools, agencies and educational institutions in Houston, and all over the country.

The Arbor is in the process of searching for land for a new school, and will soon begin construction of a facility to better accommodate on-site therapy services as well as vocational and secondary education.

The Arbor is grateful to be selected for this exciting KTRH Dreamhome partnership with Black Diamond Corporation, as it continues its mission to reach as many children as possible and help them grow and develop into our society.





Black Diamond Builders took special care in choosing an architectural style that would blend nicely with the established homes in this neighborhood where everyone knows their neighbors and the children play in the large front and back yards. Their focus was to blend old with new.



The brick that was used is a mixture of antique brick, set off by an intricate lattice pattern on the front wall. The Pella bronze aluminum clad windows highlight the darker brick tones while the trim color sets off the lighter tones.

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The backyard of this home is a virtual paradise; quiet, serene and private. The covered back porch stretches the length of the house and connects the Game Room to the Kitchen and Breakfast Room. Soft lighting, ceiling fans and speakers make this a truly functional outdoor living area. The exterior flooring material is hand selected, full-color flagstone that makes the transition from the Dream-Home's antique brick to the vast green lawn. This flagstone patio extends out into the yard creating an open air seating area.



The warmth of dark walnut floors and custom walnut cabinets highlight this cozy library. Starting with a 50 year-old antique rug, the designer wanted to create an atmosphere reminiscent of an old world club. Centered around a dark-paneled fireplace with a black granite surround that



towers up to the 12 foot ceilings, leather furnishings, antique chests, and a casual card table anchor the room decorated with warm tones. This room became the perfect haven for the individual looking to “retire for the evening” with a good book around a sparkling fire.

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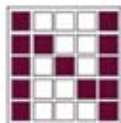
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The elegant dining room transformed into the quintessential 19th century English dining hall. Deep walnut floors and mahogany doors leading to a butler's pantry framed this regal room fit for any family. Faux painted walls and antiqued wainscoting in soft green tones, by Houston's famed faux



painter Leslie Sinclair (Segreto, Inc.), created the mood for the most intimate of dining events. A 175 crystal and iron chandelier provides the perfect glow over the Great Britain Sheraton-styled mahogany pedestal table, Chippendale chairs, and English mahogany sideboard from the early 1800s.

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Black Diamond Builders has quietly earned a reputation as one of the most highly regarded custom home builders in Houston. With over \$40 million in projects over the past four years, Black Diamond Builders has succeeded in delivering a portfolio of classic and timeless homes for clients in River Oaks, Memorial, Tanglewood, Briargrove and the Museum District.

Founded in 2002 by partners **Bonner S. Ball** and **Thomas H. Zenner**, Black Diamond Builders has distinguished itself as an organization that places its clients' needs above all else. Every home is built as if it were their own. The DreamHome is no exception.

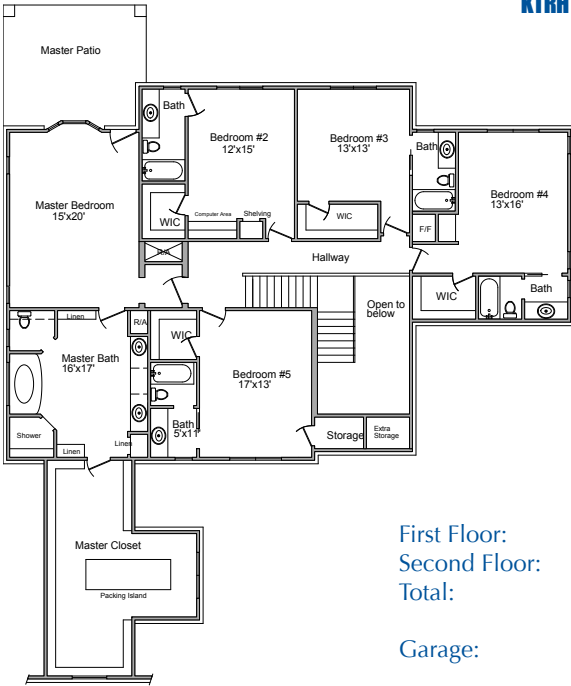
Bonner and Tom, both native Houstonians, provide their clients with unrivaled experience. Mrs. Ball brings a fifteen year history of remodeling and managing new home construction. Mr. Zenner carries a background in finance, accounting, law and managing operations. Together, Bonner and Tom keep Black Diamond balanced and afford its clients a level of confidence that is necessary in making their "dreamhome" a reality.

Bonner and Tom endeavored to design the DreamHome with a family in mind. Nestled among beautiful trees that provide shade, privacy and serenity, the home is a haven for casual living that incorporates many elements of style and sophistication. Under the superior construction management of Black Diamond's

Barry Brown, supported by a "Dream Team" of interior designers and KTRH Partners, Bonner and Tom successfully achieved their goal. The DreamHome today stands as a testament to Black Diamond's vision, style, and unquestionable quality.

For further information about Black Diamond please call 713-532-8849 or visit their web site at www.BlackDiamondProperties.com.

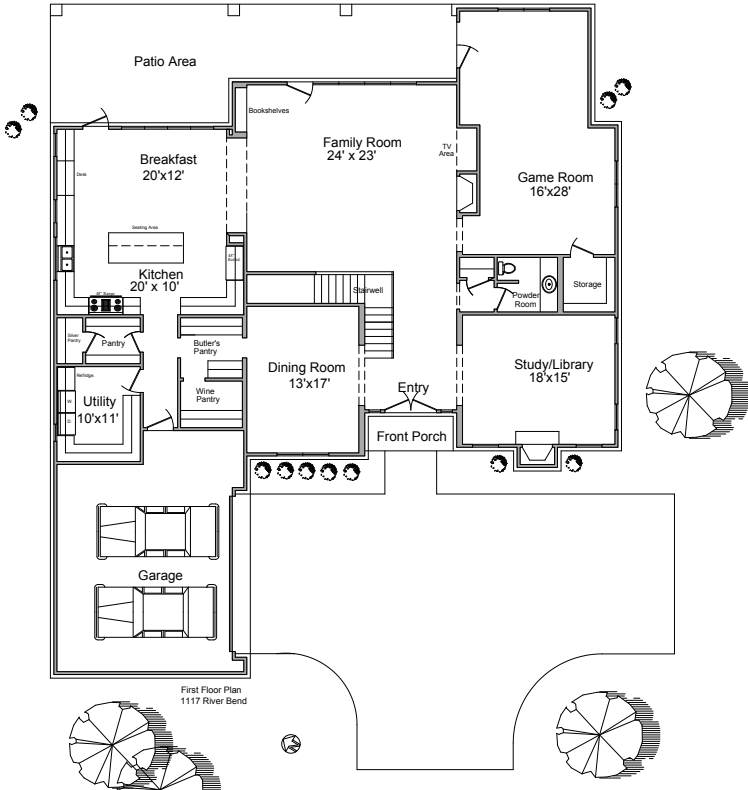




Second Level Floor Plan

First Floor: 2,765 s.f.
 Second Floor: 2,507 s.f.
 Total: 5,272 s.f.

Garage: 539 s.f.



First Floor Plan
 1117 River Bend



The heart of the home was designed as the perfect gathering spot. With vistas through an entire wall of deep mahogany GlassCraft French doors inlaid with beveled glass, the lush backyard landscaping is practically invited into the room. Strategically placed low-voltage lighting throughout this room casts the perfect light



on beautiful art that adorns the walls. Antique tables, chests and furnishings are set to accommodate casual visits around the cast-stone fireplace or to enjoy the entertainment from the plasma TV. A palette of soft earth tone colors were chosen to complement the solid walnut floors and colorful hues emanating from the outside.



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The kitchen provides the perfect balance between the warmth of a gathering place and the style of a full-service chef's kitchen. With the focal point being the soft blue slate floors and backsplash, the designer created a mood of simplicity and elegance. Custom inset cabinetry painted in gen-



tle shades of white highlights the state-of-the-art stainless steel appliances. The large serving island is topped in beautiful stained walnut. Tucked quietly in the corner lies a granite counter work space for dealing with the home's business or just casually watching the LCD television.



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GAME ROOM The Game Room purposely contains chairs that swivel in place to serve both conversation and TV watching. With access to the patio, this room is the entertainment center of the house. Enjoy your favorite board game, the playoffs, or a game of pool. The Media/Game Room closet contains the control centers for the home's audio/video systems and residential sprinkler system. Note the Icynene[®] foam insulation in the exterior wall surrounding the sprinkler control valves.



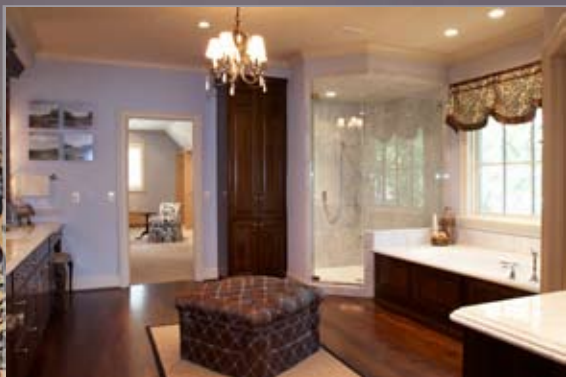
PANTRY This walk in Pantry has plenty of room for a large family's needs. Behind the food storage is a special closet for china and silver storage.



BUTLER'S PANTRY The Butler's Pantry shines with a black granite counter top set off by a hand-painted glass backsplash and soft lighting in the wine grotto.



LAUNDRY ROOM Stainless steel and granite counter tops are featured in the Laundry Room with ample space for crafts of all kinds.

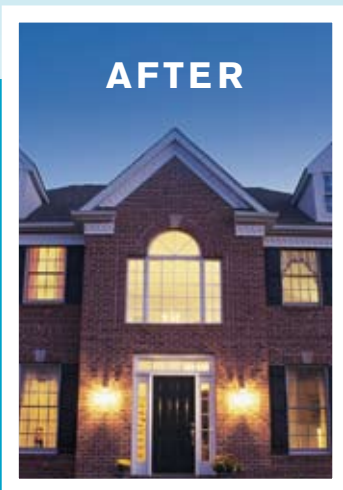
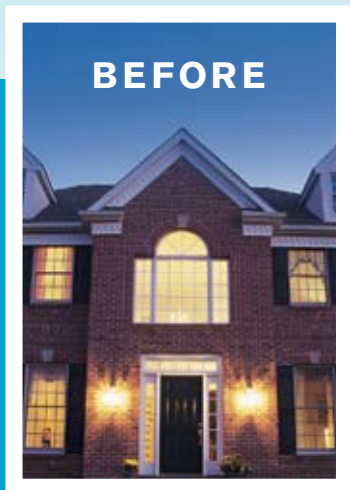


The Master Suite was designed to provide a sanctuary of serenity and calm. Wide plank oak flooring provides the foundation for this peaceful environment. Views through stained mahogany French doors draw the occupant to the private balcony that looks out over the lush and grand back yard. A stroll into the Master Bath introduces you to the graceful



and delicate use of oak flooring, mahogany cabinets and white marble counters against a backdrop of soft blue tones. Finally, a retreat to the 400 square foot master closet finds wall-to-wall custom stained clothing cabinets, “his and hers” dressing areas, a small sitting area, and an abundance of excess storage space.

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The Design Dream Team

Black Diamond solicited the services of six up-and-coming Houston designers to transform the house into a home.

Directed to create an atmosphere of warmth and serenity, the six young women went to work on pulling together some of the finest finishes, antiques, fabrics, lighting, art and furnishings that currently adorn the home. The final product of this collaborative effort is now proudly displayed in the DreamHome.

Christy Little (Cowden Design) used her talent with fabrics and antiques in creating the intimate master suite.

Mary Daly (The Fabulous Flea) warmed up the kitchen and laundry room, incorporating her featured style of simplicity and clean lines.



Whitney Miller (Nest & Cot) designed, furnished and appointed the tasteful and peaceful baby's nursery.

Rachael Miclette (interior design student) conceived the cozy library and elegant guest suite.

Kelly Zenner (design consultant) produced the regal dining room and stylish "kids" rooms.

Margaret Hurn (Black Diamond designer) rallied all the Dream Team members in creating the casual and inviting qualities of the family and game rooms.

For further information about the Dream Team and detailed room-by-room colors, furniture, art, accessories, finishes and flooring in the KTRH DreamHome, please visit the DreamHome section of www.ktrh.com.



The KTRH DreamHome would not be possible without the tremendous support of our partners products and services- they were a vital component to making this DreamHome a success.

Please visit the special DreamHome section of our web site at www.ktrh.com for an updated list of our partners with links, photographs, online catalogs and more.

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