

# 12335 Mossycup

Frostwood

## Interior

- 3,815 Square Feet
- 5 Bedrooms | 3 Bathrooms
- Built in 1960
- Whole-house Generac 26kW Generator (2024), powers everything in house!
- Two HVAC systems; both A/C units recently replaced
- Alarm system installed
- Spacious foyer with hardwood flooring and recessed lighting
- New vinyl and aluminum windows throughout (2022)
- Tankless water heater (2022)
- PEX & PVC Plumbing (PVC Completed ~2020 by previous owner; PEX in walls completed 2021–2022 by Seller)

## Living Room

- Hardwood flooring
- 10' Coffered ceilings
- Recessed lighting
- Gas log fireplace with marble surround and wood mantel, flanked by sconces
- Expansive Built-Ins with TV Niche and Ample Storage
- Enhanced crown molding throughout
- Dry Bar with bold green cabinetry, beverage fridge, mirrored backsplash, marble countertops, and under-cabinet lighting
- Ceiling speakers

## Dining Room

- Hardwood flooring
- 9' ceilings
- Large windows with window treatments
- Ballard Designs blown glass chandelier
- Ceiling speakers

## Kitchen

- Hardwood flooring
- 9' ceilings
- Marble countertops
- Top-of-the-line appliances:
  - Thermador gas double oven with 6 burners, griddle, and pot filler framed above the range, surrounded by a marble backsplash
  - Vent hood with custom plaster cover
  - Dishwasher with cabinet front
  - Built-in Sharp microwave drawer oven
  - Refrigerator with cabinet front
- Large white farmhouse sink
- Spacious island with seating for five, storage on all sides, and a dedicated space for cookbooks
- Under-cabinet lighting and electrical outlets
- Soft-close drawers and cabinets
- Deep drawers for pots and pans
- Ceiling speakers
- Display cabinet with glass doors, lit throughout

## Sunroom

- Beautiful blue ceramic tile flooring
- Open to the living room for seamless flow
- Recessed lighting
- Aluminum windows and doors replaced in 2022

## Office

- Hardwood flooring
- Open to the kitchen through french double doors
- Recessed lighting
- Built-in desk with upper and lower cabinetry with granite countertop
- Color drenched walls with coordinating crown molding and cabinetry
- Window with window treatments



713-594-3125

Kelly.law@sothebys.realty

All amenities should be verified by buyer

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## Utility Room

- Blue-and-white checkered tile flooring
- Three built-in lockers with floor-to-ceiling cabinetry
- Stacked LG ThinQ washer and dryer
- Prep sink surrounded by quartz countertops
- Kitchenaid refrigerator
- Lower and upper cabinetry
- Recessed lighting
- Side door to the side yard (off Frostwood Dr)
- Door leading to the attached garage

## Pantry

- Hardwood flooring
- Built-in cabinetry throughout, with open upper cabinets for easy access and visibility; lower cabinets feature deep, soft-close drawers
- Marble countertops for appliances, with electrical outlets
- Recessed lighting

## Primary Suite

- New carpet in bedroom (Sept 2025), tile in bathroom
- Recessed lighting with ceiling fan
- Huge walk-in closet with built-ins and storage solutions, plus two additional closets in the bathroom
- Bathroom features double sink vanity, jetted tub, and large shower with multiple showerhead options
- Separate water closet
- Two large windows (the only original windows in the house) providing abundant natural light
- Exit door from bathroom to the backyard

## Secondary Bedrooms & Bathrooms

- New carpet flooring in all bedrooms (Sept 2025)
- Four secondary bedrooms
- Three bedrooms share a hallway bathroom with a shower, private vanity area, and a door connecting the bathroom to one of the bedrooms
- The fourth bedroom has its own attached bathroom with a tub/shower combo and double sink vanity
- Recessed lighting in all bedrooms
- One bedroom is currently used as an additional office, featuring color-drenched blue paneling and built-in storage.

## Backyard

- Spacious patio surrounded by a fully turfed yard (turf installed 2025)
- Tucked around the corner is a turfed putting green
- Behind a new fence is a concrete pad with the generator and ample storage for trash cans, kids' toys, bikes, and more—keeping everything neatly out of sight

## Exterior

- 12,730 sqft corner lot, at the corner of Mossycup and Frostwood
- Attached three-car garage with epoxy flooring
- Roof replaced in Feb 2019 with stone-coated steel
- Sprinkler system throughout
- Front patio with gas lanterns
- Brick walkway and retaining wall
- Mature landscaping



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