

9222 Bronco Drive

## Notable Features + Amenities

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### Overview

- Spacious corner lot 12,125 sf, per HCAD
- House is 2,176 sf, per appraisal
- Home and property never flooded
- No known foundation issues or repairs
- Updated Semi-open floorplan with 3 bedrooms and 2 bathrooms
- Insulated Attic 2024
- Hardwood floors throughout
- Hardie Siding, wall insulation, OSB, with soffit vents installed 2014
- New roof with upgraded radiant barrier and dual solar attic fans 9/24
- hot water heater with programmable instant hot water recirculating pump 2024
- LED recessed lights throughout home with Lutron dimmers throughout
- Climate controlled 2 car garage, not included in square footage
- Updated breaker panel with breakers
- Eufy HD Hardwired Security cameras with local storage on ssd, garage gimbal with light, doorbell, no subscription fees
- Smart Home: Alarm, House Thermostat, Garage Thermostat, Garage door, cameras, sprinkler system, backyard patio string LED lights
- Hardened/kick resistant front door
- Jimmy proof sliding glass door
- Close proximity Memorial City Mall, medical, restaurants and numerous grocery stores

### Exterior

- Backyard Patio and Front Entry Sidewalk, stamped & stained cement 2020
- LED string lights above patio
- Polk Audio Patio Speakers
- Backyard French Drains integrated to gutters 2023
- Hardie Siding Exterior 2013

- Painted Hardie Siding exterior 2023
- Replaced some windows: double pane 2013
- Fully zoned Sprinkler system with wifi 2023
- Front porch stagecoach lamp and recessed canister LED lights on programmable timer switch, 2020
- Bullfrog Hot Tub on back patio, 2 x pumps replaced 2023
- Backyard gutters with leaf screens and downspouts drain into underground drains
- Shed: 16' L x 10' W x 8' H with electricity and roll up door, 2021
- 1" PVC water service line installed from meter to home

### Garage - Climate Controlled

- Efficient 2 ton mini split HVAC with wifi app
- Insulated garage door 3/24
- Polyaspartic flaked garage floor
- Garage door wifi controlled 2017
- Prewired for EV Charger
- Dawn to dusk exterior LED floodlight
- Eufy 360 degree security camera with LED floodlights
- 2 x garage door openers
- Multi Code Exterior Garage Door Keypad
- Multi Code Garage Interior Home Entry Entry Door

### Kitchen

- Painted ceiling, walls, and cabinets 2025
- Travertine Floors, granite countertops, undermount sink
- RO system connected to sink and fridge
- Kitchenaid convection oven
- Kitchenaid dishwasher
- Frigidaire induction cooktop
- Stainless Steel cooktop hood with LED lights
- Stainless steel undermount double sink
- Oversized microwave 2025 above oven included with sale
- Garbage Disposal 2022

## Master Bedroom and Ensuite Master Bathroom

- New paint in the bedroom 2025
- Lutron switches for recessed LED lights
- Lutron switches for ceiling fan
- Double pane windows, 2013
- Marble tiled walk in shower with seamless glass door, rainfall and handheld showerheads
- Double sinks with Granite countertops and custom mirror
- Space saving elongated Toto toilet 2023
- Custom Mirror included with sale
- Lutron Maestro switches for bathroom recessed LED lights
- Lutron Maestro timer for bathroom exhaust fan
- Braun silent exhaust fan 2020
- Space saving barn door 2023

## Entryway

- Solid wood door with wrought iron insert, burglar resistant, reinforced hinges and locks
- Front porch stagecoach lamp and recessed canister LED lights on programmable timer switch
- Travertine floors
- Mirror included with sale

## Den

- Slate fireplace and hearth, can be converted to gas logs; TV bracket above fireplace stays with the house
- Built in cabinetry for AV Equipment
- 7.1 Polk Audio surround sound speakers in ceiling with polk audio subwoofer, included with sale
- Yamaha dual zone 7.1 Smart Receiver, included with sale
- Recessed LED lights with Lutron dimmer
- Custom oversized sliding glass door leading to patio
- Bar with color changing LED lighting underneath, bar stools stay with the house

## Living Room & Living Room

- Recessed LED lights with Lutron dimmer
- Chandelier with swarovski crystal, led lights and Lutron dimmer

## Guest Bathroom

- Travertine floors and countertops
- Refinished Bathtub Enamel 2022
- Shower, Tub and Drain Valves, 2025
- Lutron Maestro switches for recessed led lights
- Lutron Maestro timer for exhaust fan
- Braun silent Exhaust Fan

## Guest Bedroom #1

- Painted in 2025
- Dual closets
- Ft. Knox Safe, high quality, bolted to foundation
- Ceiling Fan with Lights

## Guest Bedroom #2

- Ceiling Fan with Lights
- Single closet

## Laundry Room

- Painted 2025
- Samsung front load washer and dryer Included with sale
- Hot water heater with programmable instant hot water recirculating pump 2024

## Backyard

- Spacious stamped, stained concrete patio with sidewalk behind garage
- Polk audio outdoor speakers
- LED string lights
- Dawn to dusk stagecoach lamp and backyard floodlight
- Bullfrog hot tub
- Eufy 4k camera

## Outdoor Shed

- 160 sf overall
- 4' LED Shop Light
- Dawn to dusk exterior stagecoach LED lamp
- Exhaust fan in gable mounts
- Custom roll up door 7'4"W x 6'6"H