

5414 Sanford

COMPASS

Westbury

House Overview



Bedrooms	3
Baths	2
House SF	2,496 SF HCAD
Lot Size	8,250 SF HCAD
Year Built	1955 HCAD
Renovated	2020 HCAD
Garage	2 Car - attached
Schools	Parker Elementary, Meyerland Middle School, Westbury HS

Updates

- Fresh Landscaping - 2025
- Whole House Generator - 2023
- Reverse Osmosis Water Filtration System - 2022
- New garage door and motor - 2022
- Installed New Anderson Fibrex Composite Windows - 2021/2022
 - Dining room, primary bedroom, second bedroom, third bedroom, primary bath, secondary bath
- Atlas Foundation repairs w/lifetime warranty - 2020
- Whole house renovations by Delta Homes - 2020
- Not in a floodplain, never flooded!
- Zoned to exemplary Parker Elementary

Exterior

- Amazing low-traffic block
- No flooding, per Seller
- Brick exterior
- Double wide driveway
- Gutters with shield on 3/4
- Whole house generator
- Covered porch
- Insulated garage door with windows
- Mature live oak tree

Interior

- Formal foyer
- Custom blinds on all windows except Dining
- Window screens
- Engineered hardwood floors
- Carpet in two bedrooms
- Recessed LED lights
- Linen closets in bedrooms hallway

Utility Room

- Decorative tile flooring
- Full size washer and dryer connections
- Massive walk-in pantry storage space
- Window to backyard

Dining Room

- Custom built-in wall cabinetry
- Large room allowing for feasting tables or multiple furniture configurations
- Hardwood floors
- Three picture floor to ceiling windows

Kitchen

- Custom wood cabinets
- Soft-close drawers and cabinets
- White subway tile backsplash
- Quartz countertops
- Custom pull outs: spices and trash
- 2 sconces over breakfast bar
- Frigidaire dishwasher
- GE stove, oven, microwave
- Wooden open shelving
- Breakfast bar
- Frigidaire wine fridge
- Breakfast table area
- Pantry

5414 Sanford

COMPASS

Westbury

Living room

- Generous over-sized living room allowing for multiple furniture configurations
- Abundant light coming in from three sides
- Overlooking backyard
- Crown molding
- Ceiling fan with light
- Dry bar with wine fridge and tiled backsplash
- Glass door leading to patio

Primary Bedroom

- Large bedroom with room for king size bed with night stands
- Windows allowing natural light in
- Recessed lighting
- Ceiling fan with light
- Engineered wood floors
- Sliding barn door entrance to en suite bath

Primary Bath

- Large walk-in glass shower
- Black hardware through out
- Floor to ceiling tiled walls
- Porcelain floors
- Quartz countertops
- Double sinks
- Over the sink lighting
- Shelves
- Large walk-in closet
- Sliding barn door

Bedroom 2

- Carpeted
- Recessed lighting
- Ceiling fan with light
- Closet with bifold doors
 - Shelves and hanging rods in closet

Bedroom 3

- Carpeted
- Recessed lighting
- Ceiling fan with light
- Closet with bifold doors
 - Shelves and hanging rods in closet

Bathroom 2

- Porcelain tile floors
- Quartz countertops
- Tub/shower combo
- Floor to ceiling tiled walls
- Black hardware throughout
- Frosted glass window
- Over the counter lighting
- Additional deep shelving