

12636 Briar Patch Rd.

COMPASS



# Home Features

## **Island Kitchen:**

- Granite counters with tile/glass backsplash
- Engineered hardwood floors
- Bosch gas cooktop with rising vent
- Built-in SS microwave
- SS single gas oven
- SS dishwasher
- Mini wine fridge
- Built-in wine rack
- Walk-in pantry
- Eat-in breakfast bar
- Soft closing Shaker style cabinetry and drawers with under cabinet lighting
- LED recessed lighting
- Open to the Family Room

## **Family Room:**

- Engineered hardwood floors
- Gas-log fireplace
- Updated ceiling fan
- LED recessed lighting
- Plenty of natural lighting

## **Primary Suite:**

- Located on 3rd level
- Engineered hardwood floors
- Tray ceilings
- Updated ceiling fan
- LED recessed lighting
- Wall of windows with views of the bayou/ravine
- Custom walk-in closet

## **Primary Bathroom:**

- Tile floors
- Granite counters
- Double sinks
- Oversized standing shower with updated tile surround, bench, dual shower heads and a sliding glass door



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## Extras:

- Elevator that accesses all three floors
- Select outlets with USB charging ports
- 12ft ceilings
- Large patios on the first and second floors
- Oversized garage with storage
- Epoxy garage floor
- Designated exercise room
- Craft nook in garage
- LOW HOA AND TAXES
- Area pool and area lake
- Walking paths
- 2 car garage with auto garage door opener
- Corner unit