

# 11527 N Lou AI

COMPASS

## Features & Amenities



### House Overview

<b>Bedrooms</b>	5 bedrooms
<b>Baths</b>	5 full baths, 1 half bath
<b>Square Feet</b>	5,791, per HCAD
<b>Lot Size</b>	29,743 per HCAD
<b>Year Built</b>	2007, per HCAD
<b>Garage</b>	2 Car Attached
<b>Neighborhood</b>	Hedwig Village - Memorial

### OVERALL

- Sprawling custom-built one story home by Ben Crawford
- Situated in a prime location in desirable Hedwig Village in Memorial
- Zoned to sought-after schools (and within walking/biking distance): Memorial High School, Spring Branch Middle and Memorial Drive Elementary
- Minutes from tons of popular shopping and dining
- Onsite hand scraped wood flooring throughout
- Onsite custom cabinetry throughout
- Tankless instant water heater
- Whole house EWS water filtration system
- Whole house generator (also runs pool equipment)
- Whole house REME-HALO air purification system
- 10'9" ceiling height throughout
- Roof, 2007
- HVAC, 2007
- Control4 Home Automation System

throughout the home (controls security cameras, lights, video, sound, & temperature)

- Integrated AC system throughout
- Attached 2 car garage w/ epoxy flooring & speakers
- Mosquito system
- Interior security cameras located in gameroom & garage
- All wooden exterior doors
- Double crown molding in main living spaces
- French drains & gutters for front exterior drainage
- No HOA

### FRONT EXTERIOR

- Reclaimed brick exterior
- Covered front porch w/ bluestone tile floor
- Circle drive w/ red granite gravel
- Inviting curb appeal

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



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## Features & Amenities

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### BACK EXTERIOR

- Reimagined and extensively redone in 2016
- Cedar fence recently stained
- Original pool, replastered 2016
- Added hot tub, 2016, with freshly tiled surround, 2026
- Spacious turf backyard, 2016, plenty of room for pets and kids to play
- Putt-putt area
- New pool equipment, 2016
- Wall of mature magnolia trees for privacy
- Expansive covered back patio offers plenty of options for outdoor furniture for a dining area and living area
- 5 new outdoor ceiling fans at patio installed, 2026
- Outdoor television, stays
- Electrical installed for outdoor projector screen
- Outdoor speakers installed
- Hardi-board exterior

### SIDE EXTERIOR

- Enclosure for garbage cans with barn door and storage closet
- 2 gardening "boxes" with irrigation system
- Additional parking space

### ENTRY

- Double wood & glass entry doors recently stained, 2026, with 2 transom windows above
- Cascading glass bubble chandelier
- Control4 panel

- Coat closet
- 12'5" ceiling height

### LIVING ROOM

- Open floor plan with dining area
- Built-in entertainment center w/ storage cabinetry below and floating shelves above
- Tray ceiling w/ recessed lighting & ceiling speakers
- Bay window w/ space for additional seating or table
- Exterior door to covered back patio

### DINING ROOM

- Located off of living room
- Electrical for 2 ceiling light fixtures
- Tray ceiling w/ recessed lighting & ceiling speakers
- 2 sets of French doors lead to covered back patio
- Seamless open floor plan, ideal for everyday living and entertaining

### KITCHEN

- Expansive island w/ stainless steel sink, butcher block countertop, barstool seating, & undercounter storage on all 4 sides & a seating area for prep work
- Northland industrial sized refrigerator & freezer
- Viking 4-burner gas stainless steel cooktop w/ griddle & charbroiler / grill center pieces, & Viking vent hood above
- Pot filler
- 2 Dacor stainless steel convection ovens

## Features & Amenities

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- SubZero stainless steel mini wine cooler
- New Bosch panel-front dishwasher, 2025
- Dishwasher drawer, original
- Marble countertop
- Soapstone oversized sink
- Ample storage
- Soft close drawers
- Microwave/appliance cabinet w/ pull-down appliance garage
- Expansive windows looking out to front yard
- Corkboard wall
- Control4 panel
- Ceiling speakers
- Kitchen TV above refrigerator
- 3 pendant lights over island
- Under cabinet lighting
- Pull-out trash w/ 2 cans
- Note: ice maker does not function

### BUTLERS PANTRY / WALK-IN PANTRY

- Located off kitchen for convenience
- Pocket doors
- Recently refinished marble countertops
- Ample storage
- Glass-front display cabinets
- Additional pantry shelving
- Under cabinet lighting
- Soft close drawers

### FAMILY ROOM

- Situated between dining/living areas & kitchen for convenient everyday living
- Wood burning and gas fireplace w/ soapstone surround, bench seating & firewood storage below

- Built-in bench seating w/ storage below, cabinetry, and book/display shelves flank the fireplace
- Ceiling speakers
- Exterior side door leads to covered side porch & side yard
- Control4 panel
- "Drop" area by side door

### POWDER ROOM

- Located off of family room
- Vanity with marble countertop w/ sink, & storage below
- Large mirror & 2 sconces
- Decorative wallpaper

### STUDY

- Located off entry behind pocket doors
- Fabric wallpaper over corked walls
- Accent painted wall with floating shelves flanking entry
- 2 large windows overlook front yard
- Note: light fixture is excluded

### PRIMARY SUITE

- Located off family room, separate from secondary bedrooms
- Private entrance walkway w/ windows & additional access to primary closet
- French doors providing access to backyard
- Private fenced-in patio area off primary bedroom
- Tray ceiling fan, speakers, & recessed lighting
- Control4 panel

### PRIMARY SUITE SITTING AREA

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- Pocket doors
- Flexible space; could make ideal exercise room, secondary office, gym, or nursery
- Exterior door leads to private fully fenced-in patio area
- Walls of large windows flood this room with natural light
- Tray ceiling fan, speakers, & recessed lighting

### PRIMARY BATHROOM

- Spa-like serene atmosphere
- Large wall of windows look out towards primary's private patio
- Teak wood countertop w/ 2 vessel sinks & wall mounted faucets
- Separate air bubble tub with mosaic tile surround
- Natural stone tile floor
- Expansive shower w/ 2 rainfall & 2 detachable showerheads, heated mosaic tile floor & 2 benches
- 9'9" ceiling height
- Private water closet w/ privacy glass door
- Ceiling speakers
- Huge walk-in closet w/ island w/storage, shoe racks & hanging space, full-size stacked washer & dryer, 4 ceiling-mounted track lights w/ adjustable heads, ceiling speaker
- Exclusions: 2 mirrors w/ lights attached above vanity

### SECONDARY BEDROOM #1

- Recessed lighting, ceiling fan, & ceiling speakers
- 2 large windows overlooking the front

yard

- Large walk-in closet w/ built-in drawers, shelving & hanging space
- Freshly painted walls, May 2026

### SECONDARY BEDROOM #2

- Recessed lighting, ceiling fan, & ceiling speakers
- 2 large windows overlooking the front yard
- Built-in floor to ceiling book/display shelves
- Large walk-in closet w/ built-in pegboard wall system, shelving & hanging space
- Freshly painted walls, May 2026

### JACK & JILL BATHROOM

- Access to Secondary Bedrooms #1 & #2
- Each bedroom has its own private vanity space w/ sink, storage, mirror, pendant/vanity & recessed lights
- Shared area with shower/tub combo w/ bench seating, toilet, decorative tile flooring, ceiling speaker, additional linen storage

### SECONDARY BEDROOM #3

- Spacious room: ideal for guests, in-law suite, or au pair
- Built-in coffee bar w/ granite counter top, U-Line panel-front mini beverage fridge, overhead glass-front cabinets, under cabinet lighting, storage
- Recessed lighting, ceiling fan, & ceiling speakers
- 2 large windows w roller shade & drapes

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- Dedicated prewired area for TV

### SECONDARY BATHROOM FOR BEDROOM #3

- Large vanity with granite countertop & storage
- Separate walk-in shower w/ bench seat, mosaic tile floor, 2 attached & detachable showerheads
- Separate jetted tub w/ 2 attached & detachable faucets, tile surround, & granite bench ledge
- Window w/ privacy curtain overlooking front yard
- Private water closet
- Vanity & recessed lighting
- Large walk-in closet w/ built-in drawers, shelves, & hanging space

### SECONDARY BEDROOM #4

- French door provides access to backyard
- Freshly painted walls, May 2026
- Recessed lighting, ceiling fan, & ceiling speakers
- Electrical for bedside sconces

### ENSUITE BATHROOM FOR SECONDARY BEDROOM #4

- Built-in mirror w/ decorative lighting
- Vanity with sink and storage
- Linen storage
- Shower/ tub combo
- Freshly painted walls, May 2026

### GAMEROOM

- Large AV closet & attic access in hall adjacent to game room
- Pocket doors leading to both hallways
- Closet space w/ built-in shelving
- Large French doors w/ roller shades, leads to covered back patio area
- Dedicated wall prewired for TV
- Windows w/ roller shades
- French doors with roller shades, provide access to backyard
- Spacious room; can accommodate large furnishings
- Tray ceiling w/ fan, recessed lighting & ceiling speakers
- Interior security camera installed
- Control4 panel

### UTILITY

- Freshly painted, May 2026
- Counter space next to washer & dryer area
- Ample storage and open shelving
- Wall of cabinets (could make ideal "mud lockers")
- Two desk spaces

### MUD AREA

- Located adjacent to utility room
- Built-in bench w/ shoe cubbies below & open shelving above
- Exterior door to backyard access
- Ideal mud area or place for pool towels/pool storage

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### POOL BATH

- Walk-in shower w/ subway tile wall surround & square tile floor
- Pedestal sink w/ mirror & 2 pendant lights
- Window w/ roman shade

### EXCLUSIONS

- Blue flower pots
- Primary bathroom mirrors at vanity
- Decorative light fixture in study

### INCLUSIONS

- Washer and dryer in primary closet
- Outdoor television
- Kitchen TV above refrigerator
- Interior security cameras located in gameroom & garage

### NOTE:

- Garage split AC system does not function
- Kitchen ice maker does not function
- A few cracked mosaic tile in primary shower (sellers have extra tiles)
- Sprinkler head coverplate missing in one of the secondary guest beds