

Features & Amenities of 4813 Hummingbird Street
Willow Bend/Willow Meadows Area

5 Bedrooms + 3 Full Baths + 2 Car Attached Garage + Outdoor Living Areas

**NEWLY REMODELED + OPEN FLOORPLAN + GRANITE +
QUARTZITE + WHITE STAINLESS STEEL APPLIANCES**

2,501 House Square Footage/Per Seller – 9,580 Lot Square Footage/HCAD

North Wing

Foyer:

- Wide Plank White Oak Hued Engineered Floors
- Onyx Hued Fiberglass Door, with Glass Inset

Living Area: 18'7" x 11'11"

- Wide Plank White Oak Hued Engineered Floors
- Large Picture Window, flanked by Vertical Windows, view the Landscaped Front Yard
- Onyx Painted Bead Board Accent Wall
- Onyx Hued Contemporary Style Ceiling Fan with Brushed Natural Brass & Light
- LED Flush Mount Lighting
- Coat Closet with 2 Panelled Door Enclosure & Onyx Hued Door Lever

Dining Area: 14'5" x 12'1"

- Sputnik Contemporary Style Edison Bulb Chandelier with Brushed Brass Accent
- Wall to Wall Custom Style Built-in Shelves and Cabinets with Onyx Painted Bead Board Backing and Champagne Bronze Hardware

Dining Area Continued:

- Triple Sliding Glass Doors open to an Expansive Outdoor Living Area & to the Spacious Fenced Yard
- Wide Plank White Oak Hued Engineered Floors

Kitchen: 11'6" x 11'2"

- Quartzite Countertops
- Light Sage Hued Tile Subway Backsplash
- Metallic Slate Painted Shaker Style Cabinets/Drawers
- Dual Corner Lazy Susan Cabinets, with 2 Turntable Shelves
- Deep Drawers for Storage of Cookware & Small Kitchen Appliances
- 2 Tiered Double Door Pantry
- Forno White Stainless Steel 6 Burner Gas Range with Antique Brass Style Accents/Handle
- Bronze Hued Pot Filler
- Metallic Slate Custom Style Range Hood
- Forno White Stainless Steel Dishwasher with Antique Brass Style Handle

Kitchen Continued:

- Forno Built-in Microwave Drawer with Antique Brass Style Handle
- Forno White Stainless Steel French Door Refrigerator with Antique Brass Style Handles
- Quartzite Topped Breakfast Bar, with Waterfall Edge
- White Porcelain Farmhouse Sink
- Brizo Champagne Bronze Goose Neck Faucet with Pull Out Spray
- Quartzite Topped Window Sill
- Champagne Bronze Cabinets/Drawers Hardware
- Wide Plank White Oak Hued Engineered Floors

Primary Bedroom: 14' x 10'11"

- Wide Plank White Oak Hued Engineered Floors
- Side by Side Windows view the Landscaped Front Yard
- Contemporary Style Onyx Hued Ceiling Fan with Wood Blades & Light
- Walk in Closet (Approximately 8'4" x 6'8") with Wall Mounted Shelves & Multiple Hanging Rods. Built-in Granite Topped Vanity with Drawers, Contemporary Style Light Fixture, & Onyx Hued Metal Framed Mirror
- Additional Wardrobe Closet with Wall Mounted Shelf & Hanging Rod

Primary Bedroom Continued:

- Onyx Hued Contemporary Style Exterior Hinged Barn Door with Frosted Glass Panels, opens from the Primary Bedroom to the Primary Bath

Primary Bath: 10'1" x 4'5"

- "Swiss Madison" Vanity with White Porcelain Sink & Champagne Brass Style Faucet
- Dual Contemporary Style Brushed Brass Wall Sconces
- Brass Style Framed Mirror
- Brushed Brass Towel Rack, Towel Ring, & Paper Holder
- Walk in Frameless Glass Shower (Approximately 4'4" x 3'7") with Marble Style Large Format Tile Surround, Onyx Hued Hexagon Shaped Tile Floor, Brass Style Rain Shower Head, LED Flush Mount Lighting, & Brass Style Door Handle
- Forno One Piece Commode
- Light Grey Italian Tile Floors*

Second Bedroom: 10'1" x 10'

- Wide Plank White Oak Hued Engineered Floors
- Contemporary Style Ceiling Fan, with Light
- Side by Side Picture Sized Windows view the Side Yard
- Wardrobe Closet with Built in Shelf, Hanging Rod, & 2 Panel Double Door Enclosure

Second Bedroom Continued:

- The Second Bedroom is Currently being Used as an Office

Third Bedroom: 10'11" x 10'1"

- Wide Plank White Oak Hued Engineered Floors
- Contemporary Style Ceiling Fan, with Light
- LED Flush Mount Lighting
- Side by Side Picture Sized Windows view the Side Yard
- Wardrobe Closet with Built in Shelf, Hanging Rods, & 2 Panel Double Door Enclosure

Hall/Guest Bath: 10'1" x 6'11"

- White Oak Hued Furniture Style Vanity with Quartz Counters, Dual Undermount White Porcelain Sinks, Brushed Natural Brass Style Faucets, White Oak Hued Cabinets/Drawers, & Brushed Natural Brass Hardware
- Dual LED Mirrors
- Newly Installed Tub/Shower with Metallic Grey Tile Surround, Built in Shampoo Shelf, Polished Chrome Rain Shower Head, & LED Flush Mount Lighting
- Brushed Natural Brass Towel Rack & Paper Holder
- Shelved Linen Closet with Bifold Door Enclosure
- Designer Style Faded Concrete Tile Floors

First Floor Laundry Room: 9' x 3'7"

- Slate Grey Tile Floors
- LED Flush Mount Lighting
- Metal Door with Decorative Glass Inset, opens to the Backyard
- Metal Door from the Laundry Room opens to the 2 Car Garage

South Wing

Secondary Kitchen: 10'4" x 7'4"

- Seamless Brazilian Granite Countertops
- White Subway Tile Backsplash
- White Shaker Style Cabinets & Drawers
- Deep Drawers for Storage of Cookware & Small Kitchen Appliances
- 2 Lazy Susan Cabinets with 2 Turn Tables
- G.E. 4 Burner Stainless Steel Gas Range, with Oven Below
- G.E. Built in Stainless Steel Microwave
- G.E. Profile Stainless Steel Dishwasher
- Samsung Stainless Steel French Door Style Refrigerator – Remains*
- Granite Topped Breakfast Bar
- Undermount Stainless Steel Sink – One Large Basin
- Brass Style Goose Neck Faucet, with Pull Out Spray
- Shelved Pantry
- LED Flush Mount Lighting

Secondary Kitchen Continued:

- Light Grey Large Format Tile Floors

Dining Area: 8'6" x 7'9"

- Contemporary Brass Style Edison Bulb Chandelier
- LED Flush Mount Lighting
- Light Grey Large Format Tile Floors
- Dining Area opens to the Living Area & to the Kitchen
- Metal Door, with Decorative Glass Inset, opens from the Dining/Living Area to the Covered Outdoor Living Area and to the Fenced Yard

Living Area: 15'3" x 13'3"

- Grey Metallic Built ins, with Bead Board Backing offer Shelves Above & Cabinets/Drawers Below
- Triple Side by Side Windows view the Covered Outdoor Living Area, & the Spacious Fenced Backyard
- Contemporary Style Ceiling Fan with Brass Accent & Light
- LED Flush Mount Lighting
- Side by Side Picture Sized Windows view the Covered Outdoor Living Area, & the Spacious Backyard
- Light Grey Large Format Tile Floors

Second Floor

Fourth Bedroom: 9'10" x 9'1"

- Wide Plank White Oak Hued Engineered Floors
- Contemporary Style Ceiling Fan with Polished Nickel Accent & Light
- LED Flush Mount Lighting
- Walk in Closet (Approximately 5'10" x 5'1") with Wide Plank White Oak Hued Engineered Floors, Wrap Around Built in Shelf, Multiple Hanging Rods, & LED Flush Mount Lighting

Fifth Bedroom: 15'4" x 10'7"

- Wide Plank White Oak Hued Engineered Floors
- Contemporary Style Ceiling Fan with Polished Nickel Accent & Light
- LED Flush Mount Lighting
- Storage Closet
- Wardrobe Closet (Divided) with Built in Shelf, Hanging Rod, & 2 Panel Double Bifold Door Enclosure
- Window views the Upper Decked Patio and a Tree Top view of the Mature Trees

Third Full Bath: 12'1" x 8'1"

- Furniture Style Vanity with Quartz Counter, White Undermount Sink, Champagne Bronze Style Faucet, & Cabinets/Drawers Brass Style Hardware
- Dual Brass Style Edison Bulb Wall Sconces

Third Full Bath Continued:

- Brass Style Framed Mirror
- Brass Style Towel Ring
- Brass Style Paper Holder
- Full Tub/Shower with Light, Metallic Grey Format Tile Surround, Built in Shampoo Shelf, Rain Shower Head, & LED Flush Mount
- Polished Nickel Towel Rack
- Shelved Linen Closet

Second Floor Laundry Room: 2'11" x 2'9"

- Slate Grey Tile Floors
- Door Enclosure

Second Floor Landing:

- Metal Door, with Leaded Glass Inset, opens from the Second Floor Landing to the Upper Decked Patio

Outdoor Features & Yard

2nd Floor Upper Decked Patio: 14' x 8'7"

- Expansive Wood Stained Upper Decked Patio with 48" Metal Rails*
- Balcony Constructed with 6 x 6 Posts, 2 x 12 Floor Joists, and Professionally Carpentered*
- Enjoy a Tree Top View of all that Nature has to Offer Enjoy

Partially Covered Outdoor Living

Area: 21'3" x 19'5"

- Located off of the South Wing of the Home
- Large Grey Format Tile Floors
- Cedar Posts
- Partially Covered Providing Shade Protection

Outdoor Living Area: 15'5" x 11'6"

- Located off of the Dining/Kitchen Area
- Large Format Grey Tile Floors

Backyard:

- Partial Back Fence Replacement with 2 New Gates*
- French Drains*
- Sprinkler System

Front Yard Outdoor Living Area:

14'7" x 14'5"

- Recently Poured Concrete Patio Area

Front Yard:

- Recently Poured Concrete Double Wide Driveway
- Cement Walkway from the Driveway to the Front Sidewalk
- Landscaped Yard with Oasis Rock Garden

Front Porch: 4'8" x 4'8"

- Large Format Grey Tile Floor
- Black Metallic Mail Box
- Black Contemporary Style Shaped Light Fixture

Additional Information:

- 2 Panel Interior Door with Onyx Hued Door Levers
- Gutters with Leaf Guards
- South Fence Replaced
- French Drains Installed Throughout the House
- Newly Installed Sprinkler System
- Metal Double Pane Windows Throughout

Mechanical & Electrical Specifications:

- All New Electrical Wiring*
- NEW Electrical Panel
- New Tankless Water Heater with Circulation Pump
- NEW 5 TON HVAC System
- NEW PEX Plumbing
- NEW Gas Line
- Recent Replaced Under Slab Plumbing**

Structural Specifications:

- Attic Ladders Installed in both the Bedroom Wing Hallway & Garage
- Foundation - 34 Exterior Piers & 12 Interior Piers Installed
- New Roof Installed with Lifetime Warranty

School Information:

- Zoned to Red Elementary School – Stem School – Science Technology, Engineering, and Math

School Information Continued:

- Zoned to Meyerland Middle School – Performing and Visual Arts
- Zoned to Westbury High School

Additional Neighborhood Information:

- Meyer Park Shopping Center is located within close proximity of the subject property which offers a Multitude of Retail Stores including Randalls Grocery Store, Kohls, Burlington Coat Factory etc., Meyer Park also offers Restaurants which includes Luby's Cafeteria, Fuzzy's Taco Shop, The Catch, etc
- Neighborhood Grocery Stores include Randalls Grocery Store in Meyer Park and the Recently Built HEB Meyerland Market, on Beechnut Street
- Meyerland Plaza Shopping Center offers a Multitude of Retail Stores including Target, Dicks Sporting Goods, Marshalls, Office Depot, Nordstrom Rack, etc., Meyerland Plaza also offers Restaurants which includes Escalante's, La Madeline, Café Express, Akiko Sushi & Bar, etc.,

*Pursuant to the Seller