

**Features & Amenities of 5022 Hazelton Street  
Westbury Neighborhood/Meyerland Area**

**Newly Updated + 3 Bedrooms + 2 Baths + 2 Car Attached Garage + Replaced Under Slab Plumbing and Yard Lines\* + Recently Replaced HVAC\* + New Electrical Wiring/Panel\* + Open Concept Floorplan + Hardwood Floors and Large Format Tile Floors + Fresh Paint + PEX Piping + Hardi Board Exterior + NO KNOWLEDGE OF FLOODING\*  
1,559 House Square Footage/HCAD – 8,400 Lot Square Footage/HCAD  
ZONED TO KOLTER ELEMENTARY, MEYERLAND MIDDLE, &  
BELLAIRE HIGH SCHOOL**

**Living Area: 17'7" x 16'5"**

- Oak Hardwood Floors
- Large Picture Window flanked by Casement Windows, views the Front Yard
- LED Recessed Lighting
- Modern Style Ceiling Fan, with Light
- Living Area opens to the Dining Area
- Fresh Designer Paint

**Dining Area: 13'10" x 12'9"**

- White-Grey Large Format Tile Floors
- Sputnik Contemporary Style Edison Bulb Chandelier
- Sliding Glass Door opens to the Covered Wood Pergola, Tiled Patio, & Large Fenced Yard
- Fresh Designer Paint

**Kitchen: 16'11" x 9'3"**

- Granite Kitchen Countertops
- White Subway Tile Backsplash
- White Oak Style Shaker Cabinets & Drawers

**Kitchen Continued:**

- Deep Drawers for Storage of Cookware & Small Kitchen Appliances
- Fresh Designer Paint
- Pull Out Spice Cabinets flank the G.E. Profile 5 Burner Gas Range
- Lazy Susan Corner Cabinet
- 5 Burner G.E. Profile Gas Range, with Oven Below
- Samsung Stainless Steel Range Hood
- Built in Stainless Steel Microwave
- G.E. Profile Dishwasher
- White Porcelain Farmhouse Sink
- Polished Nickel Stainless Steel Goose Neck Faucet, with Pull Out Spray
- 2 Tiered Double Door Pantry
- White-Grey Large Format Tile Floors
- Fresh Designer Paint
- Silestone -Topped Breakfast Bar

**Primary Bedroom:** 13'9" x 11'7"

- Oak Hardwood Floors
- LED Recessed Lighting
- Polished Nickel Ceiling Fan with Wood Blades & Light
- Clothes Closet with Built in Drawers, Shelves, Multiple Hanging Rods, & Bifold Door Enclosure
- Windows view the Side Yard & the Back Yard
- Exterior Hinged Natural Wood Barn Door Between the Primary Bedroom & the Primary Bath
- Fresh Designer Paint

**Primary Bath:** 9'11" x 3'7"

- Free Standing White Porcelain Sink with Brushed Gold Base & Brushed Gold Faucet
- Brushed Gold Framed Mirror
- Brushed Gold Sconces Flank the Brushed Gold Framed Mirror
- LED Recessed Lighting
- Walk in Frameless Glass Shower (Approximately 3'7" x 3'6") Shower with Large Format Slate Gray Tile (with White Vein) Surround, Large Built in Shampoo Shelf with Brushed Gold Trim, LED Recessed Light, Brushed Gold Rain Shower Head & Diverter, & Hexagon Shaped Tile Floor
- Wall Mounted Shelves
- Brushed Gold Towel Ring and Paper Holder
- White Porcelain Tile Floors

**Primary Bath Continued:**

- Fresh Designer Paint

**Second Bedroom:** 11'1" x 9'10"

- Oak Hardwood Floors
- LED Recessed Lighting
- Polished Nickel Ceiling Fan with Wood Blades & Light
- Clothes Closet with Bifold Door Enclosure
- Window views the Side Yard
- Fresh Designer Paint

**Third Bedroom:** 13'9" x 10'9"

- Oak Hardwood Floors
- LED Recessed Lighting
- Polished Nickel Ceiling Fan with Wood Blades & Lights
- Windows view the Front Yard & the Side Yard
- Clothes Closet with Built in Shelves & Multiple Hanging Rods, and Bifold Door Enclosure
- Fresh Designer Paint

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

- Granite Topped Vanity
- Undermount White Porcelain Sink
- Polished Nickel Trough Style Faucet
- Wood Stained Shaker Style Cabinets & Drawers
- LED Light Up Mirror with Built in Defogger & Variety of Color Selections for Lighting
- Separate Vanity Area

### **Hall Bath/Guest Bath Continued:**

- Full Tub/Shower with Grey Hued Large Format Tile Surround, Large Built in Shampoo Shelf with Polished Nickel Trim, & Polished Nickel Rain Shower Head & Diverter
- Built in Linen Cabinet
- LED Recessed Lighting
- Grey Hued Large Format Tile Floors
- Fresh Designer Paint

### **Laundry Room: 9'3" x 4'11"**

- Light Grey Large Format Tile Floors
- Raised Water Heater
- LED Recessed Lighting
- Exterior Door opens to the Side Yard
- Fresh Designer Paint

### **Front Yard & Front Porch:**

- Tiled Front Porch – Approximately 7'3" x 4'11"
- Overhead Edison Bulb Light Fixture
- Landscaped Garden Beds

### **Back Yard & Outdoor Patio Area:**

- Slate Grey Tiled Patio (Approximately 22'1" x 11) with Covered Wood Pergola
- Adjoining Flagstone Patio – Approximately 22'1" x 18'6"
- Flagstone Walkway from the Flagstone Patio to the East Side of the House
- Recent Backyard Fence (North Side & East Side)

### **Back Yard & Outdoor Patio Area Continued:**

- Extra Tall Fence on the West Side
- Mature Magnolia Tree
- No Back Neighbors

### **2 Car Attached Garage: 21'x 19'3"**

- Metal Garage Door
- Automatic Garage Door Opener
- Finished Sheetrocked Walls

### **Exterior:**

- Newly Capped Double Wide Driveway\*
- Gutters & Downspouts
- Hardi Board

### **Mechanical & Electrical Specifications:**

- Recently Replaced HVAC – 2023\*
- Replaced Under Slab Plumbing & Recent Yard Lines\*
- New PEX Plumbing\*
- New Electrical Wiring\*
- New Electrical Panel\*

### **Additional Information:**

- No Flooding History, Per Seller
- Updated Windows - Partial

### **Homeowners Association:**

- Westbury Civic Club
- Voluntary Members - \$385/Year
- \$325 for Constable Patrol + \$60.00 for Westbury Civic Club Dues

### **School Information:**

- Zoned to Recently Rebuilt Kolter Elementary School – Foreign Language Magnet School
- Zoned to Meyerland Middle School – Performing & Visual Arts Magnet School
- Zoned to Newly Rebuilt Bellaire High School – Magnet School for World Languages

### **Additional Neighborhood Information:**

- Meyer Park Shopping Center is located within close proximity of the subject property which offers a Multitude of Retail Stores including Walmart Superstore, 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 Kroger's Grocery Store on West Bellfort and the Recently Built HEB Meyerland Market, on Beechnut Street

### **Additional Neighborhood Information Continued:**

- 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.,

This information has been prepared for marketing purposes only and should be confirmed by the buyer and the buyer's Representative.

\*Pursuant to the Seller