

Spec Sheet

16502 GLORIETTA TURN

5 BEDS • 4 FULL BATHS • 4 HALF BATHS • 3 GARAGE
1 GOLF CART GARAGE • 9112 SF



Structural/ Exterior Features

Built in 2008

Gated residence with elegant finishes and thoughtfully curated design throughout

Elegant Mediterranean-style architecture

Expansive 18,791 sq ft lot

Prime golf course location

Stucco exterior construction

Slab foundation

Tile roof (age 2008)

Energy-efficient spray foam insulation

Three tankless water heaters (age 2024)

Three-car garage plus dedicated golf cart garage

Whole-home water softener system (age 2008)

Outdoor kitchen with gas fireplace

Resort-style pool and spa overlooking the golf course

Whole-home GENERAC generator (age 2008)

Automatic front and rear sprinkler system

Classic exterior gas lanterns

Interior Features & Highlights

9,112 square feet of living space

5-6 bedrooms, 4 full baths, and 4 half baths

Two bedrooms located on the main level

Chef's kitchen featuring:

Oversized center island

Viking six-burner gas range with griddle and grill

Three ovens (two gas, one electric)

Microwave, dishwasher, pot filler, and prep sink

Integrated wet bar

Fully equipped scullery/secondary kitchen with sink, refrigerator, gas cooktop, and dishwasher

Dedicated exercise room (easily convertible to a sixth bedroom)

Walk-in dry or wet sauna located within the exercise room

Executive study with custom built-ins, wood-paneled walls, and private office nook

Private home theater with projector and screen

Game/billiard room overlooking the golf course with wet bar (pool table negotiable)

Main-level guest suite that may serve as a second primary suite with separate living area, kitchenette, walk-in closet, separate shower and hydrotherapy soaking tub

Primary bath featuring dual vanities, separate soaking tub, jetted tub, and oversized walk-in closet with center island

Children's wing with two bedrooms, Jack-and-Jill bath, dual sinks, shared sitting area, and built-ins

Two interior gas fireplaces located in the primary suite and family room, One exterior fireplace

Elevator servicing both levels

Seven-zone HVAC system, each with its own thermostat

Whole-home audio system with speakers throughout the interior and courtyard



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Seller Financing Available – Inquire with Agent

School District: Spring ISD

Pay Reynolds Elementary School

Edwin Wells Middle School

Westfield High School

Property Information:

Tax Rate: 2.43%

Mandatory HOA fee: \$3350 /annual
(Village of Northgate 713-686-4692)

Northgate Country Club:

17110 Northgate Forest Dr Houston TX 77068
281-444-5302

<https://www.northgatecountryclub.com/>

Membership required, one membership for two clubs (Northgate Country & Walden Golf Club)

Club amenities include: Golf, Tennis, Pickleball, Pool, Dining, Clubhouse, Event Venue, Social events

**Buyers to independently verify all information