

## **Barkers Place Townhomes, #14**

### **Description Details**

One of 24 units, located between 400+ single-family homes in Barkers Landing Subdivision and the Westlake Office Park. The major tenant of WOP is BP's western hemisphere headquarters. British Petroleum (2000 employees) manages oil and gas drilling and production in 3000'+ water depths in the Gulf of Mexico.

This townhome is central to Houston's "Energy Corridor". The Energy Corridor stretches along I-10 from Kirkwood Dr. to Barker Cypress Rd. about 7 miles, and stretches south on Eldridge Parkway to Briar Forest Dr. The office space can accommodate 100,000 employees. Present companies are BP America, Shell, Conoco Phillips, Baker-Hughes, Kellogg-Brown&Root, Flour, Worley, Jacobs, SBC engineering

This neighborhood is served by four major hospital systems (Memorial Hermann-Katy, Memorial Hermann-Memorial City, Houston Methodist, and M. D. Anderson) located along I-10.

Barkers Place is located 0.3 miles south of I-10, and one mile east of Texas Highway 6 in West Houston. It is in the Katy ISD and is served by Wolf Elementary (1/2 mile) and Taylor High School.

Listed in order of front to back:

- The front entrance is through a lighted and sprinkled Japanese garden-style area. The outside steel lockable gate is a 15' walk to the front door. A 7 x 9' area by the door is under-roof and lighted.
- The home is 30' wide and about 165' long. The south wall adjoins unit 12. There is four feet between the north side and the property line 8' brick wall. A hallway extends from the front door to the back door at the garage. It is lighted with 38 recessed LED lights on four dimmer switches.
- The hallway is 5.5' wide and paved with 8" square tan color tiles. The dining room, kitchen, and dinette areas have the same tile. The large master bath is redone with marble, stone, and tile trim. The other three baths and the utility room have tile floors and granite counters. The utility room has space for washer/dryer, and refrigerator. All the other flooring in the TV/music room, the living room, the master bedroom, and the two other bedrooms have an engineered hard, dark hickory real wood bonded to a smoothed and leveled concrete.
- TV/Music room: 12' x 12' with 9' ceiling, crown molding matches built-in cabinets, wired for music sources to upper and back corner speakers and to under roof eave above outdoor pool. A bath with a shower and a wet bar is accessed from this room. This room has six recessed LED lights on two switches.
- Living room: 19' x 26' including bypass hall with 12' ceiling over the 19" x 20.5' area that has the dark planked hickory wood flooring. Real fireplace with gas logs, 6.5' wide up to ceiling plus same light color bricks on the complete east wall above built-in cabinets on each side of the fireplace. The 6" crown molding around the 12' ceiling is the same finish as the built-in cabinets and bar fascia below the black marble countertop. There are six

recessed LED lights in the ceiling, a wall washer light over the fireplace wall, and three wall washer spot LED lights for the hallway wall.

- Wet bar: This 6' wide by 9' space with cabinets to ceiling on the back side and the 6' bar is open to the living room on the front side. The front bar counter is topped with "Absolute Black" marble. And the same for the rear lower cabinet and backsplash. The upper cabinets are to the 9' ceiling. A wine rack is built-in, and a wine cooler refrigerator is installed. This room has two recessed ceiling lights, one in the center and one over the bar counter.
- Pool: A 7000 gallon 12' x 18' in-ground pool in a 20' x 25' open atrium space is surrounded by three 8' x 9' fixed glass windows, an 8' x 16' two sliding glass doors window, and an 8' x 8' one sliding glass door window. A 22' high brick wall is on the south side, and this home's roof height is 20' on the other three sides. The 5.5' wide hallway bypasses the pool area. The pool plaster and deck areas were renewed in 2013. A multi-colored LED underwater light and roof eave-mounted flood LED illuminate the entire area. A pool water heater increases pool use to 9 months each year.
- Dining Room: 14' x 13.5' plus the adjacent 5' wide hallway. Three fully recessed LED lights in the ceiling. The tile flooring continues from the hallway throughout the dining room.
- Kitchen: 13' x 24' not including the open hallway. There are two islands, each 2.5' x 8'. One holds the electric range and exhaust ventilation. The other has a sink, and disposal; and is wood block surfaced. All other counters are manufactured quartz (white and gray). One of the quartz countertops has the primary sink near the dishwasher. There are four flush ceiling LED lights with dimmers. Both the kitchen and dinette have an 8" square tile floor that is continuous into the hallway at both entrances.
- Dinette: This 10' x 10' area adjoins the kitchen and has a large sliding door to the pool. Four miniature LED lights are in the ceiling above the eating area.
- Master Bedroom: 16' x 18' with dark plank hickory wood floor and large sliding door window on the north side opens to a flagstone patio with planters. The property line brick wall is 15' away from the bedroom. There are two recessed ceiling LED lights with a dimmer switch and a 48" ceiling fan.
- Master Bath: 15' x 15' plus "his & hers" walk-in closets. 6.4' x 8' each. The bath has a Jacuzzi-style tub (5' long) and a frameless glass shower (3' x 4') with marble walls to the ceiling. A medicine closet, a built-in marble top chest of drawers is between the walk-in closet doors, and the +2" commode is isolated. A lower "make-up" section separates two sinks on the 11' wall below a mirror. All counter surfaces are marble. The floor tile is "Florentine Carrara" beige with accent trim added. Nine LEDs are recessed over tub, shower, and main area with dimmer controls.
- Bedrooms #2 and #3: These rooms and their attached bathrooms are identical in size and finish. 12' x 14' and the BRs are 6' x 8' with ceramic tile floor, granite counter, and shower over tub. Each closet is 8' wide x 2' deep and four-panel folding door. Both rooms have dark plank hickory wood floors.
- Utility Room: 7.5' x 9.5' This space enables a washer and dryer, and a refrigerator. The sink is surrounded by a granite top 25" x 45" over a cabinet.
- Garage: 23' x 25' The 18' garage door opens with a silent belt drive. A workbench area not visible from the street has a vise, overhead lighting, tool wall between the bench and

overhead cabinets. A decorative hobby cabinet, gray walls, and white baseboards with bright LED lights.

- Hallway: 5' x 150' The end-to-end hall is a major feature of this home. The hall is on the north side at the east end of the home. The hall is on the south side in the west end of the home. One can walk from the front door to the garage without passing through a single room. Four large windows brighten the east end, and skylights brighten darker areas of the west hallway. The skylight roof bubbles are double-layered for insulation. All of the northside windows were installed for acoustic and hurricane protection. Water seals were tested upon installation and there were none during Hurricane IKE in 2008. The windows are multiple-layered glass with an acoustic laminate. The cut-to-fit bronze aluminum frames are commercial quality strong.