



Notable Features + Amenities

3-4 Bedrooms | 3 Full & 1 Half Baths | 2-Car Attached Garage
3,720 Building Sq. Ft. (Per HCAD) | 4,572 Lot Sq. Ft. (Per HCAD) | Built in 2001 (Per HCAD)

Home Miscellaneous

- Side yard with patio area, gravel walking path, and manicured landscaping
- 2-car attached garage (21' x 20')
- Elevator installed to 2nd floor
- Recessed lighting throughout
- Crown moulding and baseboards throughout
- Hardwood flooring throughout (unless noted)
- Wiring for ceiling speakers in select main rooms

Foyer – 12' x 10'

- 10' ceilings
- Arched double door main entry set in millwork casing
- Coat closet with hanging rod
- Wiring for chandelier
- Arched entry to Formal Dining and Living Rooms

Formal Living – 18' x 14'

- 10' ceiling
- Two sets of full lite double doors to side yard
 - One fixed, one functional
- Gas log fireplace with stone tile surround and millwork mantel
- Two built-in bookcases with adjustable shelving and cabinet storage

Family Room – 21' x 16'

- 10' ceiling
- Full lite door with two full lite windows
- Gas log fireplace with stone tile surround and millwork mantel
- Four built-in bookcases with adjustable shelving and cabinet storage
- Under-stairs storage closet

Breakfast Room – 12' x 9'

- 10' ceiling
- Two full lite windows
- Direct access from Kitchen

Kitchen – 14' x 14'

- 10' ceiling
- Two full lite windows
- Stainless Steel Bosch appliances
 - Dual ovens
 - 5-burner gas cooktop
 - Dishwasher
- Stainless steel KitchenAid fridge/freezer combo
- Stainless steel dual basin sink with gooseneck faucet
- Granite countertops with slate tile full backsplash
- Island with cooktop and cabinet / drawer storage
- Custom cabinetry with varied drawer types and soft-close cabinet doors
- Pantry with custom storage
- Under cabinet lighting

Dining Room – 15' x 14'

- 10' ceiling
- Full lite fixed double doors
- Built-in buffet niche with cabinet storage and wooden serving counter
- Swinging door from kitchen
- 8-candle iron chandelier

Powder Room – 9' x 3'

- 10' ceiling
- 4-lite oval window
- Vanity with porcelain sink, granite countertop, and cabinet storage
- Overhead vanity sconce lighting

Utility Room – 11' x 9'

- 9' ceiling
- Full lite windows with shade
- Space and connections for full size washer/dryer
- Tile countertops
- Stainless steel utility sink with gooseneck faucet
- Custom cabinetry with cabinets, drawers, hanging rod, and laundry hamper
- Tile flooring

Primary Bedroom – 18' x 15'

- 9' coved ceiling
- Two full lite windows with retractable shades
- Ceiling fan with lighting

Primary Closet – 14' x 12'

- 9' ceiling
- Access through Primary Bathroom
- 18 hanging rods (2 dress height)
- Two sets of four built-in drawers
- Overhead open-faced cabinet storage
- Suitcase packing shelf with built-in drawer
- Full-length fashion mirror
- Fluorescent lighting
- Built-in shelving

Primary Bath – 20' x 12'

- 10' coved ceiling
- Full lite window with retractable shade
- Dual vanities with granite countertops, porcelain sinks, cabinetry, and wall mounted mirrors
- Makeup station with seating space
- Private lavatory closet
- Walk-in shower with glass door, full lite window, stone slab bench, rainfall shower head, and floor-to-ceiling tile
- Lasco jetted tub set in granite slab surround
- Built-in linen cabinet with laundry hamper
- Tile flooring

Bedroom 1 – 14' x 11'

- 9' ceiling
- Three full lite windows with retractable shades
- Built-in bookcase with adjustable shelving and drawer storage
- Double door closet with hanging rods and shelving (7' x 2')
- Access to shared bath

Shared Bath – 17' x 6'

- 9' ceiling
- Dual sink vanity with Corian countertop and built-in cabinetry
- Built-in linen cabinet with laundry hamper
- Wash room with privacy door, full lite window, commode, medicine cabinet, and tub/shower combo with tile surround
- 5-bulb vanity light fixture
- 12" tile floors

Bedroom 2 / Office – 13' x 12'

- 9' ceiling
- Two full lite windows with retractable shades
- Built-in desk area with adjustable shelving, cabinet storage, and file drawers
- Closet with built-in shelving and file drawers (5' x 5')
- Access to shared bath

3rd Floor Bedroom /

Potential Game Room – 20' x 13'

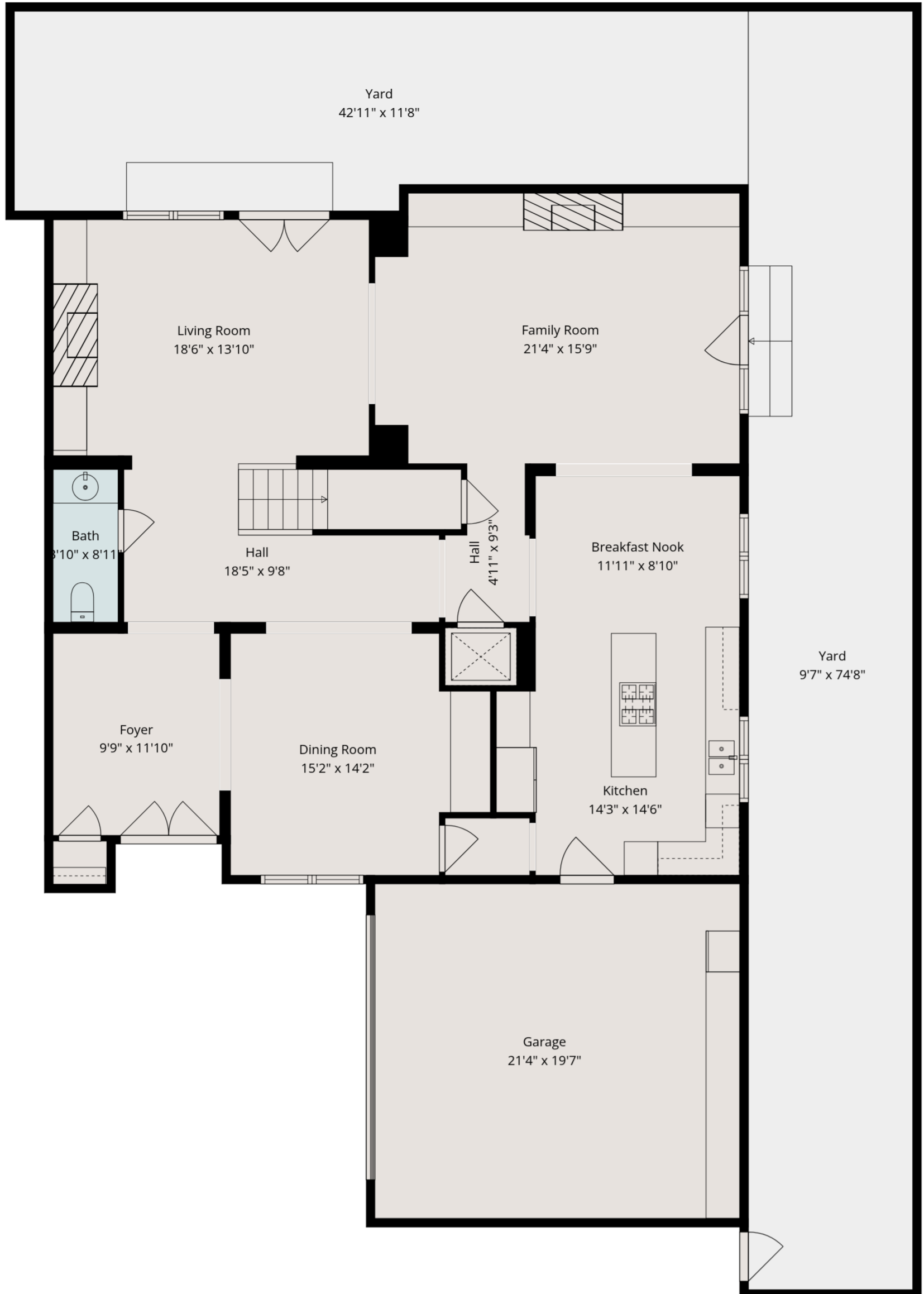
- 8' ceiling
- Two full lite windows with retractable shades
- Double door closet with hanging rods and overhead shelving (5' x 2')
- Ceiling fan with lighting
- Carpet flooring

3rd Floor Full Bath – 9' x 5'

- 8' ceiling
- Vanity with quartz countertop, porcelain sink, and cabinet/drawer storage
- Overhead medicine cabinet
- Walk-in shower with sliding glass door, bench seat, stainless steel shower head, and floor-to-ceiling tile
- Vanity sconce lighting
- Tile floors

Floor Plan

1ST FLOOR

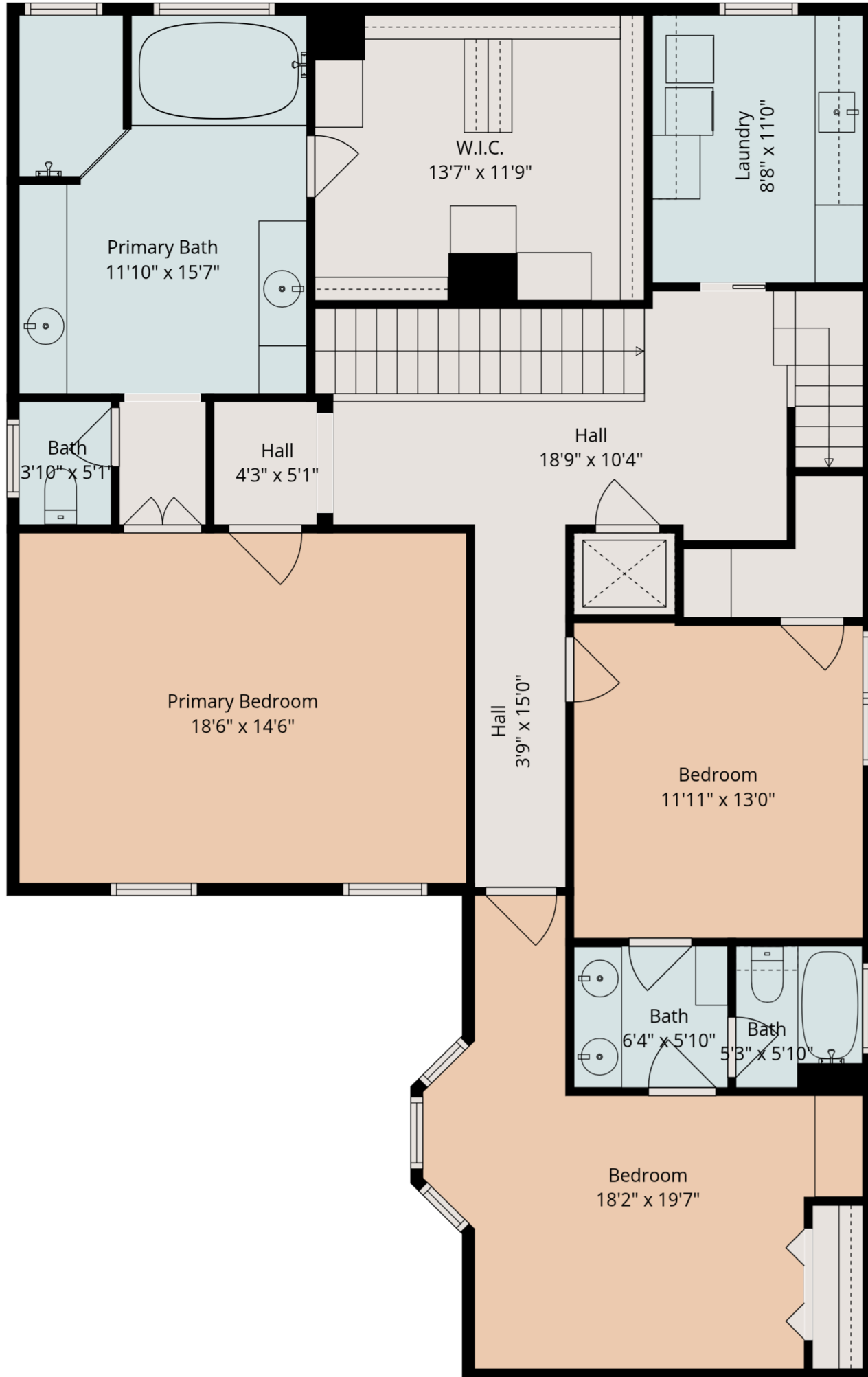


The measurements in the drawings provided are approximate and should be independently verified.



Floor Plan

2ND FLOOR

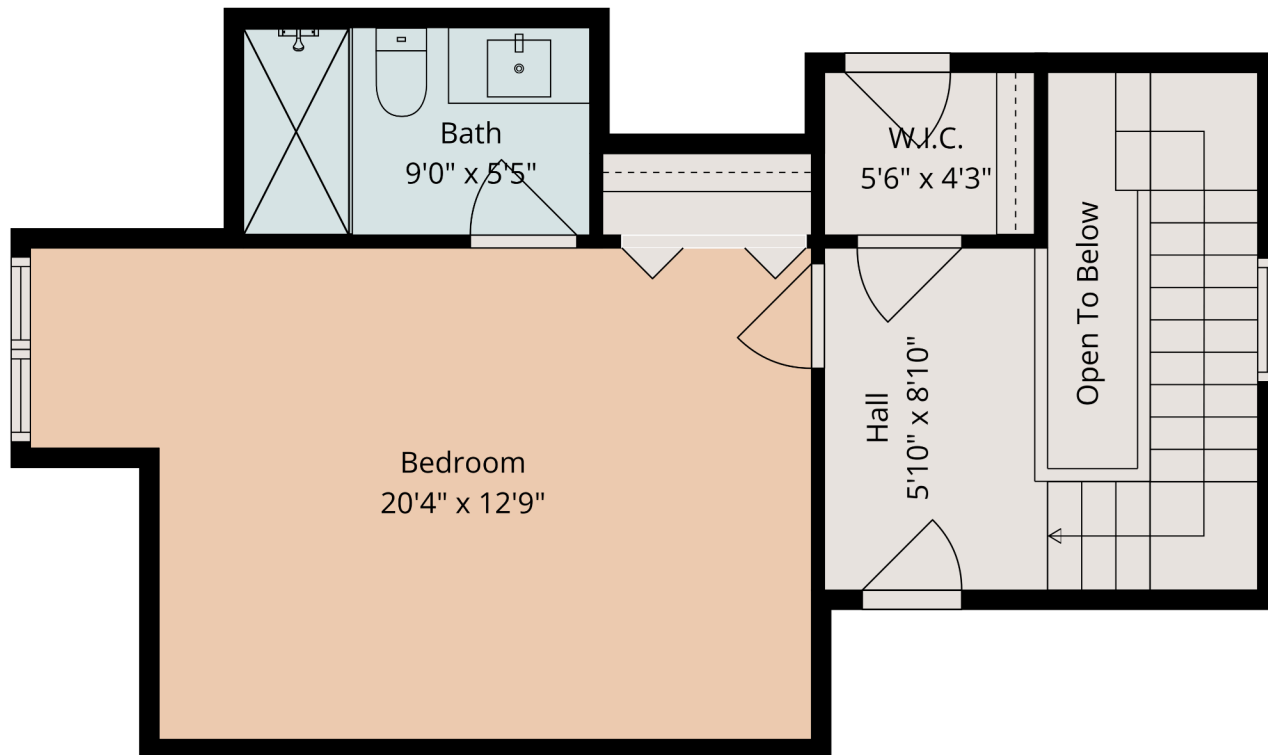


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Floor Plan

3RD FLOOR



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