

64 Saddlebrook Lane

COMPASS

Features & Amenities



House Overview

Bedrooms	4 bedrooms
Baths	5 full baths, 1 half bath
Square Feet	5,765, per HCAD
Lot Size	34,859, per HCAD
Year Built	1998, per HCAD
Garage	3 Car Attached
Neighborhood	Saddlebrook / Memorial Close In

OVERALL

- Located in coveted Saddlebrook: a 24/7 guard gated subdivision located in sought after Close-In Memorial
- Zoned to desirable SBISD schools: Hunter's Creek Elementary, Spring Branch Middle and Memorial High School (buyer to verify)
- Easy access to 610, I10, 290, Downtown & the Galleria area
- New roof, 2026 w/ 50 year transferable warranty
- New back fence, 2026
- 3 HVACS, 2020 & 2016
- 2 water heaters
- Water softener, 2018
- Whole surge protector installed
- Updated light switches & electrical (sellers changed fixtures to handle LED lights which are automated through Homekit)
- Sellers replaced majority of light fixtures throughout with new

decorative light fixtures / replaced recessed can lights with LED lights

- Crown molding throughout
- Flagstone floor throughout main first floor living spaces
- Never flooded, per seller
- Exterior repainted approx. approx. 5 years ago
- Replaced all ceiling fans throughout
- Front and back staircases

FRONT EXTERIOR

- Expansive private driveway; tucked away for additional privacy
- Circle driveway w/ drainage, and centered by large planter
- 3 car garage w/ EV charger, floored attic storage above, newer garage doors and garage door motos (2023)
- Covered front porch
- Large sconces flank front door
- Three Juliette balconies above entry
- Flood lights & landscape lighting
- Basketball goal
- New front door, 2021

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



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BACK EXTERIOR

- Expansive wooded backyard with ravine (per sellers: this is the very end of the bayou so the ravine rarely holds any water during storms)
- Multiple level patio areas that expand the length of the home
- New back fence, 2026
- Outdoor kitchen (note: grill does not function) with wooden deck
- Fountain feature
- Note: playground set will stay

ENTRY

- New front door, 2021
- 10'6" ceiling height
- Decorative light fixture & art lighting
- Curved wooden staircase w/ decorative iron stair railing

LIVING ROOM

- Sunken living space located off entry
- Stacked windows overlooking wooded backyard; fill the room with natural light
- 4 sets of French doors leading to backyard, all replaced 2026
- Soaring 23' ceiling height
- Large wooden built-in entertainment counter w/ three floating shelves above
- 3 cast stone columns
- Recessed canned lighting
- 2 ceiling fans
- Gas fireplace with floor-to-ceiling stone mantle and 2 decorative sconces flanking the fireplace
- Opens to wet bar w/ space for barstools
- Expansive room offers space for multiple sitting areas and large furnishings
- Tons of natural light

DINING ROOM

- Located off entry & open to living room
- French doors overlooking front exterior
- Decorative chandelier
- Built-in speakers
- Mirrored wall w/ two decorative scones
- 4 cast stone columns
- Tray ceiling

KITCHEN

- Oversized island w/ granite counter tops & space for barstools, vegetable sink, storage & electrical outlets
- 10' ceiling height
- Sub-zero stainless steel refrigerator/freezer
- Built-in stainless steel microwave
- KitchenAid stainless steel trash compactor
- Bosch stainless steel dishwasher
- Double basin sink beneath kitchen window
- Viking stainless steel 6-burner gas range with griddle and Thermador vent hood above
- Double stainless steel Thermador ovens (upper oven is convection)
- Tray ceiling with recessed canned lighting, ceiling fan and ceiling speakers
- Ample cabinetry w/ sliding pullout shelves for pots & pans
- Under cabinetry lighting
- All appliances replaced over the last 5 years (minus the stove and oven)
- Spiral staircase leads up to second floor

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- Oversized windows providing natural light
- Large walk-in pantry

BREAKFAST AREA

- Located off kitchen w/ access to back patio
- 10' ceiling height
- View overlooking wooded backyard
- 2 sliding doors
- Decorative light fixture
- Built-in buffet with glass-front display cabinets, granite countertop and storage
- Display nook w/ granite countertop, storage below, & overhead lighting

WET BAR

- Situated by dining, living & kitchen; ideal for entertaining
- Arched doorway entry leads to sunken wet bar
- Granite countertop
- Bar sink & storage below
- Glass display cabinetry
- Decorative light fixture
- Open window case to breakfast area & open bar seating to living room w/ space for barstools
- Monogram stainless steel mini beverage fridge w/ ice maker
- Built-in wine storage racks

WINE CELLAR

- Climate controlled wine cellar located off kitchen
- Storage for 350+ bottles
- Glass door w/ combination lock

POWDER BATHROOM

- Located on the first floor
- Two decorative sconces

- Furniture-style vanity w/ sink and storage below
- Decorative ceiling light fixture
- Hand towel bar

STUDY

- Located off hallway leading to primary suite
- French door entry
- French doors overlooking front exterior
- 10'6" ceiling height
- Ceiling fan w/ light fixture
- Art can lights
- Ceiling speakers
- Wood paneled walls with extensive millwork
- Built-in display cabinetry w/ glass floating shelves & display lighting
- Coat closet located in hall leading to office

PRIMARY SUITE

- Located on the first floor
- French door entrance
- 2 sets of French doors w/ arched glass above lead to back exterior, replaced 2026
- 2 large windows
- Wide-plank oak hardwood flooring
- Coffered ceiling w/ millwork
- Display lighting
- Ceiling fan
- Ceiling speakers
- 12' ceiling height

PRIMARY BATHROOM

- Located off primary through pocket doors
- Large vanity space with double sinks, expansive mirror, granite countertop, & storage below

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- Two decorative sconces
- Decorative light fixture & recessed canned lighting
- Jetted bathtub w/ elevated tile surround & bay windows above
- Walk-in steam shower w/ glass enclosure, 1 wall shower head, 1 hand-held spray, flagstone tile surround, & built-in bench seating
- Built-in hamper w/ linen storage above
- Private water closet
- Flagstone tile floor
- Large walk-in closet behind pocket doors w/ mirror, recessed canned lighting, 2 windows, built-in drawers, shelving, & hanging space

SECONDARY BEDROOM #1

- Located upstairs
- Spacious room
- Newer light fixtures
- Blinds
- Recessed can lighting

EN SUITE BATH FOR SECONDARY BEDROOM #1

- Massive walk-in closet
- Tub/shower combo
- Vanity with stone countertop and storage

SECONDARY BEDROOM #2

- Located upstairs
- Spacious room
- Ceiling fan
- Tray ceiling
- Window blinds

EN SUITE BATH FOR SECONDARY BEDROOM #2

- Huge walk-in closet
- Tub/shower combo

- Vanity with stone countertop and storage
- Built-in hamper

SECONDARY BEDROOM #3

- Located upstairs
- Spacious room w tray ceiling
- Ceiling fan w/ light & recessed canned lighting
- 2 large windows w/ retractable blinds

EN SUITE BATH FOR SECONDARY BEDROOM #3

- Large walk-in closet
- Shower/ tub combo 2 built-in hampers w/ linen storage above
- Vanity with stone countertop and storage

GAME ROOM

- Located upstairs
- Opens to the living room below
- Decorative wrought iron railing, & 3 cast stone columns
- Three sets of French doors w/ Juliette balconies overlooking the front exterior, replaced 2026
- Ample storage w/ wall of display cabinets & cabinetry below
- Two ceiling fans
- Ceiling speakers
- Recessed hand lighting
- Spacious room

WET BAR

- Located in game room w/ wooden entry door
- Serving counter w/ barstool seating
- Granite countertop, bar sink, storage below, & mini beverage fridge
- Decorative light fixture
- Ceiling speaker

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SECOND FLOOR STUDY AREA

- Located at the top of the staircase
- Built-in study nook w/ two desk spaces
- Ample storage w/ drawers & overhead book shelves
- Additional built-in bookshelf with storage below

MUD AREA

- Located between garage & utility room
- Bench seating w/ storage below & hanging hooks above
- Window overlooking front exterior

UTILITY ROOM

- Washer and dryer included
- Located between kitchen & garage
- Stainless steel utility sink
- Ample cabinetry
- Desk area w/ granite countertop, additional cabinetry, & undercabinetry lighting
- Recessed canned lighting
- Exterior door to side yard
- FULL BATH
 - Located off utility
 - Sink w/ mirror & sconce above
 - Walk-in shower w/ tile surround & glass enclosure

EXCLUSIONS

- Fridge in garage
- Mezuzah in front exterior, garage, & primary doorways

INCLUSIONS

- Washer and dryer
- Outdoor playground set

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The
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