

5451 Stillbrooke Drive Westbury/Meyerland Area
3 Bedrooms + 2 Baths + 2 Car Garage + No Knowledge of Flooding* + Zoned
to Parker Elementary School

Renovated (2017)* with Engineered Hardwood Floors, Raised Ceilings,
Quartz Countertops, SS Appliances, & Low E Windows
2,003 House Square Footage/Seller – 9,600 Lot Square Footage/HCAD

Foyer: 7'4" x 5'5"

- Solid Wood Front Door with Rain Glass Inset
- Grey Taupe Engineered Wood Floors
- Coat Closet
- Crown Molding
- Flush Mount Light Fixture

Living Area: 23'9" x 22'9"

- Grey Taupe Engineered Wood Floors
- Wall of Glass with a Sliding Glass Door flanked by Patio Door Sized Stationary Glass
- Sliding Glass Door opens to a Brick Enclosed Open Air Patio
- Enclosed Open Air Private Patio (Approx. 18' x 7'11") features Grey Painted Brick Walls & LED Recessed Lighting
- Dual Stainless Steel Contemporary Style Ceiling Fans, with Light
- LED Recessed Lighting
- Crown Molding
- Faux Wood Blinds
- Living Area opens to the Dining Area & to the Kitchen

Dining Area: 17'4" x 12'10"

- Grey Taupe Engineered Wood Floors
- Raised Trey Ceiling
- Branch Snow Tree Crystal Style Chandelier
- Dual Side by Side Sliding Glass Doors open to the Covered Decked Patio & to the Large Fenced Backyard
- LED Recessed Lighting
- Crown Molding

Kitchen: 17'5" x 14'3"

- Quartz Countertops
- Mosaic Silver Style Tile Backsplash
- White Shaker Style Cabinets/Drawers
- Deep Drawers for Storage of Cookware & Small Kitchen Appliances
- Quartz Topped Island (Approx. 5'10" x 5'3") with Grey Painted Shaker Style Cabinets/Drawers, Pull Out Spice Cabinet, Bosch Stainless Steel 5 Burner Gas Range with Oven Below, & Ceiling Mounted SS Range Hood
- Pull Out Trash Cabinet
- Samsung Stainless Steel Dishwasher

Kitchen Continued:

- Microwave Shelf with Sharp Stainless Steel Microwave – Remains*
- Samsung Stainless Steel French Door Refrigerator – Remains*
- Undermount Stainless Steel Farmhouse Sink with a Large Single Basin
- Commercial Style Goose Neck Kitchen Faucet, with Pull Out Spray
- Art Deco Silver Style Pendant Light Above the Kitchen Sink
- Built in Beverage Center with Quartz Countertop, Mosaic Silver Style Tile Backsplash, Built in Beverage Refrigerator, & Built in Wine Rack
- Built in Coffee Bar Area with Quartz Countertop, White Shaker Style Cabinets/Drawers, & Mosaic Style Silver Tile Backsplash
- Raised Trey Ceiling
- LED Recessed Lighting
- Crown Molding
- Faux Wood Blinds
- Grey Taupe Engineered Wood Floors

Primary Bedroom: 21'9" x 10'9"

- Grey Taupe Engineered Wood Floors
- LED Recessed Lighting
- Crown Molding
- Contemporary Style Stainless Steel Ceiling Fan with Light
- Faux Wood Blinds

Primary Bedroom Continued:

- Floor Length Lined Fabric Drapes
- Top Down/Bottom Up Cordless Light Filtering Window Shades
- Custom Style White Painted Two Panel Sliding Barn Door with Contemporary Polished Nickel Hardware

Primary Closet: 10'4" x 6'11"

- Grey Taupe Engineered Wood Floors
- Custom Style Built in with Shaker Style Cabinet, Multiple (4) Shaker Style Deep Drawers, and Open Shelf Storage
- Built in Shelves for Storage of Shoes, Purses, Sweaters, etc.,
- Built in Dressing Bench with 6 Pullout Drawers Below
- Built in Storage Bench with 3 Pullout Drawers Below
- Multiple Hanging Rods
- Wall Mounted Shelves

Primary Bath: 15'8" x 7'2"

- Quartz Topped Furniture Style Vanity with Shaker Style Cabinets, Deep Drawers, and a Counter to Ceiling Shaker Style Cabinet, with Open Storage Below
- Dual Undermount White Porcelain Sinks
- Dual Polished Nickel Contemporary Style Faucets
- Dual Polished Nickel Light Fixtures with Opaque Glass Shades

Primary Bath Continued:

- Dual Framed Mirrors
- Walk in Shower
(Approximately 7' x 3'8") with Ceiling Mounted Rain Shower Head, Wall Mounted Rain Shower Head, Grey/White Staggered Porcelain Tile Surround, Dual Built in Shampoo Shelves, Moen Plumbing Fixtures, White Tile Floors, & Dual LED Recessed Lighting
- Freestanding Slipper Soaking Tub with Polished Nickel Contemporary Style Faucet and Body Spray Wand
- Private Water Closet with Kohler Commode, Wall-Mounted Shelves, & Flush Mount Light Fixture
- Grey/White Staggered Porcelain Tile Floors
- Faux Wood Blinds

Second Bedroom: 11'3" x 9'4"

- Grey Taupe Engineered Wood Floors
- Contemporary Style Polished Chrome Ceiling Fan, with Light
- Triple Slider Windows view the Covered Decked Patio & Spacious Fenced Backyard
- Faux Wood Blinds
- Clothes Closet with Multiple Hanging Rods, Built in Shelves, & Two Paneled Double Door Enclosure

Third Bedroom: 11'3" x 9'4"

- Grey Taupe Engineered Wood Floors
- Contemporary Style Polished Chrome Ceiling Fan, with Light
- Triple Slider Windows view the Covered Decked Patio & Large Fenced Backyard
- Faux Wood Blinds
- Clothes Closet with Multiple Hanging Rods, Built in Shelves, & Two Paneled Double Door Enclosure

Hall/Guest Bath: 9'9" x 7'3"

- Quartz Topped Furniture Style Vanity with Shaker Style Cabinets & Drawers
- Undermount White Porcelain Sink
- Polished Nickel Contemporary Style Faucet
- Polished Chrome Edison Bulb Light Fixture
- Framed Mirror
- Wall of Built in Cabinets, with Clothes Hamper
- Full Tub/Shower with White Subway Tile Surround, Built in Shampoo Shelves, & LED Recessed Light
- Kohler Commode
- Grey/White Staggered Porcelain Tile Floors
- Faux Wood Blinds

Laundry Room: 7'2" x 4'8"

- Full Size Maytag Top Loading Washer & Full Size Maytag Front Loading Dryer – Remain*
- Built in Shaker Style Cabinets
- Slider Window
- Faux Wood Blinds
- Flush Mount Light Fixture
- Grey/White Staggered Porcelain Tile Floors

Driveway and 2 Car

Attached/Detached Garage: 22'3" x 21'

- Recently Poured Double Wide Driveway with Adjacent Parking Court
- Insulated Metal Garage Door
- Auto Garage Door Opener
- Finished Sheetrocked Walls
- Freestanding Metal Garage Cabinets to Remain
- Ceiling Mounted Overhead Garage Storage Racks
- Water Heater on a Raised Platform

Front Porch and Front Yard:

- Landscaped Garden Beds
- Grey Painted Brick Accent Wall
- Covered Front Porch – **Approx. 11'10" x 4'10"**
- Polished Chrome Front Porch Light Fixture
- Polished Chrome Mailbox

Backyard & Outdoor Living Area:

- Wood Decked Patio (**Approximately 11'8" x 11'3"**) with Fabric Canopy Cover and Fan
- Outdoor Patio Gazebo Canopy features Metal Frame
- Decorative Edison Bulb Outdoor Lighting
- Large Fenced Yard

West Side Yard:

- Grassy Yard
- Concrete Sidewalk extends from the Front Yard along the West Side of the House
- Parking Court adjacent to the Double Wide Driveway

Exterior:

- Brick Veneer and Hardi Board Siding
- Gutters & Down Spouts
- Outside A/C Condensing Unit is Elevated (in the Backyard)

Structural Specifications:

- Olshan Foundation Repair Company Installed Six Exterior Pilings in 2021 – Transferable Warranty*

School Information:

- Zoned to Parker Elementary – Music Magnet School – Located within Walking Distance of 5451 Stillbrooke
- Zoned to Meyerland Middle School – Performing and Visual Arts

School Information Continued:

- Zoned to Westbury High School

Remains with the House:

- Existing Samsung Stainless Steel Kitchen Refrigerator*
- Existing Sharp Stainless Steel Microwave*
- Existing Maytag Top Loading Washer & Existing Maytag Front Loading Dryer*
- Existing Wall Mounted TV Brackets*
- Freestanding Metal Garage Cabinets

Exclusions:

- All Wall Mounted Flat Screen TV's - Brackets will Remain*

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

Additional Neighborhood Information Continued:

- Neighborhood Grocery Stores include Kroger's Grocery Store on West Belfort and the Recently Built HEB Meyerland Market, on Beechnut Street
- 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