

1655 Imperial Crown Dr

COMPASS

Features & Amenities



House Overview

Bedrooms	3 bedrooms
Baths	2 full baths
Square Feet	2,070, per HCAD
Lot Size	11,600, per HCAD
Year Built	1960, per HCAD
Garage	2 Car Attached
Neighborhood	Royal Oaks

OVERALL

- Located in the desirable Royal Oaks neighborhood in Spring Branch
- Renovated, 2018
- New roof, July 2023
- HVAC, 2020
- Water heater, 2014
- Updated PVC plumbing, 2026
- Updated underground sewer lines, 2026
- New breaker box, 2021
- Exterior painted, 2020
- 8' ceiling height throughout
- ADT security system
- Recessed canned lighting throughout
- HOA includes neighborhood parks, annual neighborhood gathers, entrance sign maintenance, & ULV mosquito spray trucks
- Active HOA with neighborhood activities (including annual 4th of July parade, wine walks and Christmas lights contest!)
- Royal Oaks Homeowners Association \$55 Annual Fee, \$200.00 Transfer fee, \$200.00 Resale Certificate
- Quick access to I-10, Beltway 8, Energy Corridor
- Minutes from tons of popular dining and shopping at City Center, Memorial City Mall, and Town & Country Village
- Walk to Nob Hill Park!
- Close to tons of great dining options including: Kirby Ice House, Torchy's Tacos, Burger Joint, Taco Shack, Mia's Table, Decoy Bar (with sand volleyball!), Bori, and many more and many in development!
- Ride your bike to Lazy Oaks Beer Garden

FRONT EXTERIOR

- Large front yard w/ charming curb appeal
- Mature pine trees
- Mahogany front door, 2020

BACK EXTERIOR

- Massive back yard w/ ample space for pool (buyer to verify), dogs,

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The
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Group

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playground set, gardening you name it!

- Expanded back patio, 2021
- Pergola
- Replaced backyard fences, 2024
- Lots of room for outdoor furniture & for dining al fresco
- Mature pine trees
- Note: Outdoor TV, flower pots & string lights would stay

ENTRY

- Tile flooring
- Coat closet
- Lantern pendant light

FAMILY ROOM

- Open floor plan with kitchen and breakfast space; ideal for everyday living and entertaining
- Exposed brick accent wall w/wood-burning fireplace & built-in media niche
- 2 windows overlooking backyard and bench seating
- Exterior back door leads to patio
- Wood floor

DINING ROOM

- Flexible use: could make an ideal study, playroom, formal living room
- Updated windows with plantation shutters
- Decorative light fixtures
- Adjacent to the kitchen
- Carpet

KITCHEN

- Double basin stainless steel sink

- 3 windows above kitchen sink w/ blinds
- Frigidaire single oven
- Bricked accent wall
- Frigidaire refrigerator
- GE gas cooktop w/ 4 burners & vent above
- GE microwave
- Breakfast bar w/ space for barstools
- Pantry closet
- All appliances, 2020, per previous sellers

BREAKFAST AREA

- Built-in bench seat w/ storage below
- Windows with window blinds
- Ideal nook for everyday meals
- Note: Breakfast table stays

FORMAL LIVING ROOM

- Spacious size
- Flexible use: could make a dining room, family room, formal living or a combination of needs
- Bay window
- Recessed can lighting
- Opens to formal dining
- Carpet
- Updated windows with plantation shutters

PRIMARY SUITE

- Located at the rear of the home
- Double doors w/ blinds; direct access to the back patio
- Ceiling fan w/light fixture
- Window w/ blinds
- Carpet
- Oversized barn door to primary bath

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PRIMARY BATHROOM

- Closet behind pocket doors w/ built-in hanging, shelving & cabinetry
- Beadboard paneling ceiling
- Walk-in shower w/ frameless glass shower door, wall showerhead, rainfall showerhead, decorative tile wall, square tile flooring, & soap niche
- Vanity w/ vessel sink, storage below, large mirror, & vanity light
- Privacy window
- Vanity with granite countertop, sink, storage below, large mirror, & vanity light
- Additional linen storage to the left of counterspace
- Shower/ tub combo w/ recessed canned lighting
- Small privacy window w/ blinds
- Tile flooring
- Beadboard wainscoting
- Hanging bar for bath towels
- Additional closet in hallway w/ built in shelving

SECONDARY BEDROOM #1

- Located toward the front of the home
- Closet w/ pocket doors
- Ceiling fan w/ light fixture
- 2 windows w/ plantation shutters & Display shelves overlooking the front exterior
- Carpet

SECONDARY BEDROOM #2

- Located second door on the left down bedroom hallway
- Closet
- Ceiling fan w/ light fixture
- Windows w/ blinds overlooking the side yard
- Carpet
- Access to secondary bathroom

SECONDARY BATHROOM

- Located between secondary bedrooms
- 2 entry doors, hallway entry & Secondary Bedroom #2 entry

UTILITY ROOM

- Located behind pocket doors off breakfast area
- Storage
- Door leads to driveway
- Additional door leads to attached garage
- Note: washer & dryer stay

INCLUSIONS

- Washer & dryer
- Patio "string" lights
- Breakfast nook table
- Microwave
- Outdoor TV
- Kids backyard playhouse
- Flower pots

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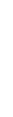


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