



Notable Features + Amenities

General:

- 3 Bedrooms and 2.5 Bathrooms
- 2,635 sq. ft. interior and 8,760 sq. ft. lot
- Detached 2-car garage
- Totally renovated in January 2022
- Landmark high-definition roof with 10-year warranty (2022)
- Interior and exterior paint (2022)
- Updated electrical for whole house (2022)
- Updated PEX plumbing for all bathrooms and kitchen (2022)
- Recessed light throughout (2022)
- Double pane windows (2022)
- 40-gallon gas water heater (2022)
- Engineer bamboo flooring in main living areas and bedrooms (2022)
- Ducting system installed (2021)
- New ceiling registers throughout (2021)
- 5-panel pine doors (2022)
- 5 light front door with frosted glass and sidelight (2022)
- 2" faux blinds throughout
- Hall closet
- Concrete walkway
- Zoned to Elrod Elementary School, Fondren Middle School, and Westbury High School
- Close proximity to HEB, shops, restaurants, parks, Galleria, Medical Center, and easy access to 610

Office: 11'6"x16'4"

- Window overlooking front yard
- Double door entry

Family Room: 21'1"x36'

- Electric fireplace with tile wall (2022)
- Upgraded ceiling fan (2022)
- Windows overlooking backyard
- Egress to the backyard

Dining Room: 12'11x12'5"

- 3D wall panel accent wall (2022)
- Linear geometric open cage chandelier (2022)
- Large windows overlooking the front yard

Kitchen: 13'x14'8"

- Quartz countertop (2022)
- Oversized quartz island with waterfall edge, breakfast bar and dark espresso brown shaker style cabinets (2022)
- 2 geometric open cage pendant lights (2022)
- Nova Dolomite Brass Marble Mosaic backsplash (2022)
- J & K cabinetry in shaker style with soft close drawers and doors, lazy Susan, and spice rack (2022)
- Modern elongated brass handles (2022)
- Farmhouse sink (2022)
- Oil rubbed bronze faucet with sprayer (2022)
- Zline drawer microwave (2022)
- Samsung stainless steel dishwasher (2022)
- 48" Cosmo stainless steel gas range with griddle and 6 burners (2022)
- Cosmo stainless steel double oven (2022)
- GE stainless steel refrigerator
- Cosmo stainless steel vent hood (2022)
- Under cabinet electrical outlets (2022)
- 7'1"x14'8" walk-in pantry with 4 built-in shelves
- Window overlooking side of home

Powder Room: 3'1"x5'3"

- Porcelain tile flooring (2022)
- Pedestal sink
- Matte black faucet (2022)
- Matte black hardware (2022)
- Window with frosted glass

6227 Yarwell Drive

Primary Bedroom: 17'10"x16'2"

- Upgraded ceiling fan (2022)
- Large window
- Egress the backyard
- 11'2"x12'1" walk-in closet with double door entry, closet system, chandelier, and window

Primary Bathroom: 14'8"x8'

- Frameless walk-in shower with textured porcelain tile, dual shower heads, and shower niche (2022)
- Soaking tub (2022)
- Geometric open cage pendant light (2022)
- Porcelain tile flooring (2022)
- Square double sinks (2022)
- LED lighted mirrors (2022)
- Quartz Countertop (2022)
- Matte black faucets (2022)
- Matte black hardware (2022)
- Modern elongated brass handles (2022)
- Shaker Style Cabinets (2022)
- Barn door (2022)

Secondary Bedroom 1: 14'6"x12'6"

- Flush mount ceiling light (2022)
- Window overlooking front yard
- Double door reach-in closet with built-in shelving and hanging rack

Secondary Bedroom 2: 11'1"x13'10"

- Flush mount ceiling light (2022)
- Window overlooking backyard
- Walk-in closet with built-in shelving and hanging rack

Secondary Bathroom: 11'1"x12'6"

- Lighted mirrors (2022)
- Quartz countertop (2022)
- Square double sinks (2022)
- Matte black faucets (2022)
- Matte black hardware (2022)
- Modern elongated brass handles (2022)
- Shaker Style Cabinets (2022)
- Tub/shower combo with subway tile surround laid in basketweave pattern and shower niche (2022)
- Porcelain tile flooring (2022)

Utility Room: 7'11"x9'1"

- Gas dryer connections
- Whirlpool washer and dryer
- Cabinet
- Hanging rack
- Egress to backyard and garage with keypad entry
- Geometric diamond pattern tile flooring (2022)

Backyard: 47'6"x46'6"

- 24'10"x6'1" covered concrete patio with flush mount ceiling light
- Fully fenced