

12334 HUNTINGWICK DR. | 77024 | FROSTWOOD

PROPERTY FEATURES AND UPGRADES

MAJOR UPGRADES INCLUDE:

- New Roof 2023
- Pex plumbing throughout all the way to city water source
- Upgraded wiring throughout
- Whole home water softener
- Generac generator 24kw
- New A/C 2025
- New tankless hot water heater 2023
- EV charging station on garage 2023
- Automatic gate on driveway
- Built-in Sonos sound system (family room, living room, covered patio space, garage living quarters/office)
- Bolted in Liberty safe and built-in desk in garage quarters

2023 REMODEL INCLUDES:

- Interior paint, trim, and doors
- Hardwood floors throughout
- Fully remodeled Kitchen. Custom walnut cabinetry w/ soft closures, Dacor appliances, custom vent hood, quartz countertops, undercabinet lighting, walk-in pantry, reverse osmosis water filter under kitchen sink
- Addition of wine bar with custom walnut cabinetry, fireclay backsplash tile, wine refrigerator, quartz countertops
- Fully remodeled bathrooms. Custom cabinetry with soft closures, quartz countertops, Fireclay tile, oversized shower in primary, Miseno motion sensor vanity mirrors
- Kohler purist faucets and hardware throughout
- Emtex hardware throughout
- MinkaAire bedroom ceiling fans
- The shade store window treatments
- Expanded closets. Delegated space for washer/dryer in house
- Ring cameras and security system fixed

No Representations or warranties either expressed or implied are made as to the accuracy of the information contained within this complete brochure or with respect to suitability, usability, feasibility, merchantability, or condition of any property described herein.

LOCATION FEATURES:

- Zoned to highly rated SBISD schools. Frostwood Elementary, Memorial Middle School, Memorial High School. (Please verify)
- Exceptional proximity to fine dining and shopping. Including but not limited to: City Centre, Towne Greene, Memorial City Mall
- Easy commute anywhere in the city with close proximity to I-10, Beltway 8 tollway, 610 loop, and the Westpark tollway
- Visibility of bus stop from dining window

ADDITIONAL PROPERTY FEATURES:

- Garage quarters with full bath can be used for many things including but not limited to: Home office, home gym, bedroom, a place for your college student to stay during the summers, guest quarters
- Brick fencing surrounds back yard with separate serene private courtyard.
- Gated entry to driveway, front door, back yard, and courtyard
- Covered patio extends from garage along backside of home
- Oversized windows and doors clothe the backside of the home with serene private backyard as backdrop
- Gated side yard space to the left of garage to store trash cans. Generator and A/C units behind garage not visible from street or home

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