



Memorial West

201 Vanderpool Lane, Unit 137

3/4 BD 3.1 BA 3734 SF 2,960 LOT



Recently remodeled brick townhome tucked inside prestigious, manned-gated of Woodstone w/ clubhouse, pool, tennis & basketball courts. Ideally located near CityCentre, Town & Country, Energy Corridor, & more. Spacious, flexible living across 3 levels w/elevator accessing each floor. Open-concept 1st fl features updated kitchen w/quartz countertops & SS appliances, flowing into generous breakfast area that can also function as study, playroom, or flex space. Living & dining are framed by wall of windows overlooking lush trees, w/custom built-ins, bar area & full-width balcony perfect for morning coffee amongst nature. Upstairs large primary suite w/ private balcony overlooking trees. Spa-like primary bath w/walk-in shower, soaking tub. Joined by 2 secondary beds, each w/ private en-suites. Utility located w/ all beds. 3rd floor offers ideal guest suite or flex space for media room, home office, or gym. Zoned to Frostwood Elem, Memorial Middle & Memorial High, buyer to verify.



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201 Vanderpool Lane #137

COMPASS

Features & Amenities



House Overview

Bedrooms	3/4
Baths	3 Full + 1 Half Bath
Square Feet	3,734 per HCAD
Lot Size	2,960 per HCAD
Year Built	1993 per HCAD
Garage	2 Car Attached Carport
Neighborhood	Memorial West

OVERALL

- Recently renovated (2023)
- Gated community with guard
- Desirable Woodstone community
- First floor living
- Elevator to all three levels- a rare find!
- Minutes from City Centre, Town & Country, Energy Corridor
- Clubhouse
- Manned security gate
- Community pool
- Tennis court
- Basketball court
- Recessed lighting throughout
- Zoned to exemplary Frostwood Elementary, Memorial Middle and Memorial High School (buyer to verify)
- Roof: 2019
- New Heater 1st floor: 2023
- 3 AC units:
 - 1st floor: 2019
 - 2nd floor: 2016 w/ new coil 2026
 - 3rd floor: 2021
- Water heater: 2019
- HOA: \$515 Monthly covers guard, clubhouse, pool, tennis courts, common grounds, water, sewer, trash

EXTERIOR

- Classic brick exterior
- Covered parking for two cars plus dedicated storage closet
- Spacious main floor balcony with iron railing
- 3 additional balconies
- Leaf gutters

ENTRY

- Open entry with views into the main living areas
- Front door with decorative glass inserts
- Recessed lighting
- Coat/storage closet

DINING ROOM

- Open to family room
- Surrounded by large windows
- Wood flooring
- Recessed lighting

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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Features & Amenities

- Space for a full size dining table
- Conveniently located just off of the kitchen

BREAKFAST SPACE/STUDY

- Flex space
- Could be used as a breakfast space, study, reading nook, play area, or sitting area
- Ceiling fan
- Recessed lighting
- Tile flooring
- Surrounded by large windows with drapes
- Open flow to kitchen
- Room for desk, shelving, or furniture
- Built in bench with storage and cushion

KITCHEN

- Waterfall island
- Breakfast bar seating
- Light cabinetry with ample storage
- Quartz countertops
- White geometric backsplash
- Stainless steel appliances
 - Frigidaire built in microwave
 - Verona Italian electric range with stainless steel vent hood and oven
 - Frigidaire dishwasher
 - Beverage fridge
 - Samsung stainless steel fridge/freezer
- Open shelving for display and everyday storage
- Glass front upper cabinetry
- Coffee bar area
- Tile flooring
- Black hardware and fixtures
- Oversized sink
- Generous counter space for prep

- Seamless flow into dining & living areas
- Off of back door by kitchen is a huge walk in mudroom/pantry with appliance shelf and utility sink and ample storage cabinets

FAMILY ROOM

- Wall of windows- abundant natural light
- Spacious room allowing for multiple furniture arrangements
- Built in shelving and lower cabinetry
- Large ceiling fan
- Electric fireplace
- Direct access to patio area through french doors
- Open sightlines into the kitchen and dining area
- Built in bar area with built in shelving, and beverage fridge

POWDER ROOM

- Marble countertops
- Tile flooring
- Vanity
- Mirrored wall
- Undermount sink with brushed nickel faucet
- Storage closet
- Conveniently located off of the main living areas
- Decorative stained-glass window
- Recessed lighting
- White cabinetry

PRIMARY SUITE

- Large, comfortable retreat-style layout located on the 2nd floor
- Tree house vibes with a Wall of windows overlooking the trees

Features & Amenities

- French doors leading to private balcony
- Room for king sized bed plus sitting area
- Window shades and drapes
- Plush carpet flooring (vinyl hardwoods underneath)
- Recessed lighting
- Ceiling fan
- Crown molding detail
- Huge dressing room with built in dressers before entering the large walk in closet and bathroom
- Custom-designed primary closet featuring extensive built-in cabinetry

PRIMARY BATHROOM

- Dual vanities with separate sinks each with large framed mirror and vanity lights
- Built-in makeup/sitting area
- Quartz countertops
- Ample cabinets and drawers for storage
- Walk in shower with glass door and Shower bench
- Marble like tile floors
- Freestanding soaking tub with framed by marble like wall tile
- Built in linen/storage cabinet
- Display cabinets
- Light cabinetry with silver hardware
- Skylight bringing in tons of natural light
- Balcony access off of tub area for true spa-like experience

SECONDARY BEDROOM #1

- Located on the 2nd floor with primary bedroom
- Windowed french doors leading to private balcony access

- Drapes
- Plush carpet flooring (vinyl hardwoods underneath)
- Ceiling fan
- Recessed lighting
- Crown molding detail
- Large walk in closet with built in shelves
- En-suite bathroom access
- ENSUITE BATHROOM
 - Quartz countertops
 - Large vanity with generous counter space
 - White cabinetry with storage
 - Large framed mirror
 - Vanity lighting
 - Shower/ tub combination
 - Marble like shower tile
 - Silver hardware throughout
 - Headknocker cabinet for extra storage

SECONDARY BEDROOM #2

- Located on the 2nd floor with primary bedroom
- Could make a great formal study as well
- Rich-wood paneled walls throughout
- Built in shelving and cabinetry
- Plantation shutters
- Large window with arched transom detail
- Plush carpet flooring
- Real Hardwoods underneath carpet
- Ceiling fan
- Recessed lighting
- Crown molding detail
- Room for bed + sitting area
- Warm architectural details
- Walk in closet
- ENSUITE BATHROOM

Features & Amenities

- Large vanity with generous counter space
- White cabinetry
- Drawer + cabinet storage
- Large framed mirror
- Vanity lighting
- Tile flooring
- Walk in shower
- Silver hardware

EXCLUSIONS

- Washer and dryer

THIRD LEVEL

- Spacious third level room
- Great option for a guest suite, media room, game room, or bonus living space
- Flexible layout with room for bedroom furniture and seating
- Plush carpet flooring (vinyl hardwoods underneath)
- Recessed lighting
- Tucked-away private feel
- Space for a TV area, desk, or lounge setup
- Bonus nook ideal for a study, workspace, or reading area
- Huge walk in storage closet perfect for holiday storage
- 2 floored attic spaces for additional storage

UTILITY ROOM

- Conveniently located on the 2nd floor between primary suite and secondary bedrooms
- Washer dryer hookups
- Built in cabinetry
- Upper and lower cabinet storage
- Countertop space for folding
- Tile flooring
- Neutral finishes
- Utility sink