

16523 Torry View Terrace

4 bedroom, 3 bathroom – 2780 HCAD square foot, one story home with 200+sf covered patio and inground pool with spa waterfall. Perry home built in 2002 on 7800 SF lot. Spacious open concept home with both formal dining and formal living areas.

Full brick

Roof replaced in October 2017

Full gutters with mesh filter guards installed

Oversized natural gas meter with hookups for

Pool/Spa heater (not provided)

Portable Tri Fuel generator (not included)

50Amp breaker for portable generator (not included)

Electric transfer switch on breaker box (in garage)

Sprinkler system

Professional landscape design and installation

8' x 10' utility shed (in backyard)

3 car stack garage

Dual attic access (garage and in house)

Plywood decking in attic

Work bench in garage

Garage door inspection, maintenance and upgrade – 2026

Solar Screens on windows – replaced in 2021

Gas log fireplace

Pool resurfaced in May 2025

Filter grates replaced in June 2025

Utilities are available for pool/spa heater hookup (heater removed in 2024)

Cool deck surface surrounding pool and patio

Spacious covered patio, (200+ SF under cover) with upgraded ceiling fans, remote access patio lights and smart TV

AC/Furnace total upgrade in November 2015, additional replacement of the following components in 2024-2025

Compressor

Coil

Pan

Plenum

Soft Start

WIFI Honeywell thermostat installed in 2023

Interior attic access heat barrier

Semi-annual maintenance program since 2015

Dryer vent inspection and cleanout 2026

Water Heaters – (2) 40 gallon water heaters replace in 2024

Open concept floor plan, 2780 SF HCAD

Shutter and blinds throughout

3 full bathrooms

Spacious Spa like primary bathroom with huge walk-in shower, custom vanity cabinets, granite countertops, updated fixtures and large walk-in closet for primary suite

Secondary bathroom (1) with walk in shower, custom vanity cabinet, updated fixtures and ADA compliant

Secondary bathroom (2) shower/tub combo, custom vanity cabinet, granite countertop and updated fixtures

Complete kitchen remodel in 2014

Custom cabinets with granite counter tops

(2) pantries – 1 walk in pantry, 1 pull out pantry

Dual fuel oven/range combo, microwave, dishwasher

LG French door refrigerator (counter depth) 2021

Black stainless steel sink with garbage disposal – 2024

Laminate, tile and carpet flooring

Updated lighting

Updated ceiling fans

Ceiling fans in bedrooms

Refreshed paint

Large custom pantry cabinet in utility room

4 storage closets though out the house (2 linen and 2 coat)