

**6006 Vicki John Drive
Westbury Section 5
3 Bedrooms + 2 Baths + 2 Car Attached Garage + Split Bedroom Plan + No
Knowledge of Flooding Per Seller
New Roof, Fresh Interior Paint, Hardwood Floors, Updated Windows,
Vaulted Ceiling, & Renovated Primary Bath
1,578 House Square Footage/HCAD – 7,200 Lot Square Footage/HCAD**

Foyer: 9'2" x 4'

- Solid Wood Front Door
- Stone Tile Flooring
- Fresh Designer Paint
- Bead Board Wainscotting
- Flush Mount Opaque Glass Light Fixture
- Coat Closet in Adjoining Hallway

Dining Area: 12'3" x 8'

- Hardwood Floors
- Treated Metal Candelabra Chandelier
- Large Picture Window views the Landscaped Front Yard with Majestic Trees
- Fresh Designer Paint
- Ecru Hued Fabric Tab Drapes
- Crown Molding
- Free Standing China Cabinet, with Glass Front – Remains*

Kitchen: 13'10" x 11'3"

- Grey Silestone Countertops
- Freshly Painted Bright White Kitchen Cabinets/Drawers
- Whirlpool 4 Burner Smooth Surface Cooktop
- Kenmore Stainless Steel Oven
- Whirlpool Stainless Steel Dishwasher

Kitchen Continued:

- Whirlpool Stainless Steel Side by Side Refrigerator – Remains*
- Stainless Steel Sink
- Polished Nickel Faucet & Separate Hand Spray
- Fresh Designer Paint
- Pass Through, Above the Kitchen Sink, to the Living Area
- Free Standing Butcher Block Topped Peninsula Island with Storage Cabinets/Drawers and Breakfast Bar Seating Area – Remains*
- Ceiling Mounted Pot Rack – Remains*
- Indirect Fluorescent Lighting with Textured Panel Covers
- Stone Tile Flooring

Living Area: 19'7" x 18'1"

- Vaulted Cathedral Ceiling
- Fresh Designer Paint
- Dual Set of Track Lighting
- Ceiling Fan with Light
- Triple Sliding Glass Doors open to the Expansive Covered Patio & to the Large Fenced Yard
- Handscraped Hardwood Floors

Primary Bedroom: 15' x 12'11"

- Weathered White Oak Wood Laminate Floors
- Contemporary Style Ceiling Fan, with Light
- Crown Molding
- Faux Wood Blinds
- Walk in Closet (8' x 4'11") with Multiple Hanging Rods, Built in Shelves, LED Recessed Lighting, & Weathered White Oak Wood Laminate Floors

Primary Bath: 8'11" x 8'

- Carrera Style Marble Topped Vanity
- Slate Blue/Grey Painted Cabinets & Drawers
- Undermount White Porcelain Sink
- Treated Metal Faucet
- Wood Framed Mirror
- Treated Metal Edison Bulb Light Fixture
- Fresh Designer Paint
- LED Recessed Lighting
- Frameless Glass Shower (Approximately 3'8" x 2'10") with Vertically Set Grey Stone Style Surround, Built in Shampoo Shelf, Rain Shower Head, LED Recessed Light, & Tile Floor
- Kohler Commode
- Glass Block Window
- Weathered White Oak Wood Laminate Floors

Second Bedroom: 11'8" x 11'

- Taupe Hued Textured Carpet

Second Bedroom Continued:

- Fresh Designer Paint
- Crown Molding
- Ceiling Fan with Light
- Faux Wood Blinds
- Walk in Closet with Multiple Hanging Rods

Third Bedroom: 12'9" x 10'11"

- Taupe Hued Textured Carpet
- Fresh Designer Paint
- Contemporary Style Ceiling Fan with Light
- Faux Wood Blinds
- 2 Closets, of which One Closet has Multiple Hanging Rods. The other Closet features Built in Shelves and Hanging Rods

Hall/Guest Bath: 7'3" x 4'9"

- Espresso Hued Topped Vanity
- Ivory Hued Painted Cabinets
- White Porcelain Sink
- Polished Chrome Faucet
- Framed Mirror
- Fresh Designer Paint
- Full Tub/Shower with Newly Resurfaced White Tile Surround
- Linen Closet
- Dual Flush Mount Light Fixtures
- Stone Style Tile Flooring

2 Car Garage: 23'10" x 18'2"

- Double Wide Driveway
- 2 Metal Garage Doors
- 2 Automatic Garage Door Openers

2 Car Garage Continued:

- Rheem Water Heater on a Raised Platform
- Wall Mounted Shelves
- Laundry Area-Washer & Dryer Connections

Front Yard & Front Porch:

- Covered Front Porch (Approximately 3'10" x 3'6") with Overhead Porch Light
- 2 Majestic Oak Trees
- Landscaped Garden Beds
- Winding Flagstone Walkway from the Driveway to the Front Porch

Backyard & Outdoor Patio Areas:

- Recently Poured Concrete Covered Patio – 20'9" x 13'
- Recently Poured Concrete Patio 19'9" x 13'- located to the West of the Covered Patio
- Recently Poured Concrete Patio – 13'x 10'4" located to the East of the Covered Patio
- Recent Fence on the East Side and the West Side of the Backyard
- Mature Trees & Landscaped Areas

Structural Modifications:

- Newly Installed Composition Roof – June 2026
- Reinforced Attic Bracing – June 2026
- Updated Windows

Exterior:

- Brick Veneer and Hardiboard Siding
- Gutters & Downspouts
- Fully Fenced Backyard

Additional Information:

- No Knowledge of Flooding, Per Seller
- Not Located in the 100 or 500 Year Floodplain Per Current Maps**

To Be Included:

- Whirlpool Stainless Steel Side by Side Refrigerator, in the Kitchen
- China Cabinet, in the Dining Area
- Ceiling Mounted Pot Rack, in the Kitchen
- Freestanding Butcher Block Topped Peninsula/Island, in the Kitchen

Exclusions:

- Washer & Dryer

Additional Neighborhood Information:

- Westbury is a Deed Restricted Community that is located within Close Proximity to the Texas Medical Center, Galleria Area, Greenway Plaza, and Downtown Houston

**Additional Neighborhood
Information Continued:**

- Neighborhood Grocery Stores include Recently Built HEB Meyerland Market, on Beechnut Street & the Neighborhood Walmart Grocery Store, on Hillcroft
- Meyerland Plaza Shopping Center offers a Multitude of Retail Stores including Target, Dicks Sporting Goods, Marshalls, Office Depot, Nordstrom Rack, etc., Meyerland Plaza also offers Restaurants which includes Escalante's, La Madeline, Café Express, Akiko Sushi & Bar, etc.,

Homeowners Association:

- Westbury Civic Club
- Voluntary Membership – of \$385/Year which includes \$325 for Constable Patrol + \$60.00 for Westbury Civic Club Dues

This information has been prepared for marketing purposes only and should be confirmed by the buyer and the buyer's Representative.

*Pursuant to the Seller

** Per Flood Map on HAR as cited for the Subject Property