



BONCK
GROUP



1226 MICKEY WAY

SPRING VALLEY VILLAGE



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Set on a quiet street in Spring Valley Village, this gracious two-story residence pairs classic Southern architecture with thoughtfully appointed interiors. Hardwood flooring, plantation shutters, and extensive crown molding carry throughout the main living areas, while built-in speakers and recessed lighting extend to nearly every room. The chef's kitchen — anchored by a Dacor six-burner gas range, double KitchenAid ovens, and a built-in JennAir refrigerator — opens to the breakfast and family rooms for effortless everyday living. A private office with double glass French doors, a generous game room with kitchenette, and an oversized primary suite with sitting area complete the home. Outside, a covered patio with built-in grill overlooks the sparkling pool, built in 2015, creating a backyard made for both quiet evenings and lively gatherings.



4 BED | 4.1 BATH | 4,760 SQ. FT. | 14,800 SQ. FT. LOT

ROOM AND SPACES SPECIFICATIONS

1226 Mickey Way

ENTRY / FOYER

- 1-inch crown molding and baseboards
- Double-pane windows surrounding front door entry
- Hardwood flooring
- Opens to dining room, office, and front staircase

DINING ROOM

- Wainscoting with picture-frame molding
- Crown molding
- Recessed lighting
- Plantation shutters
- Double-pane windows
- Hardwood flooring
- Built-in speakers
- Fire sprinkler system

OFFICE

- Double glass French doors
- Built-in bookshelves
- Hardwood flooring
- Crown molding and baseboards
- Double-pane windows
- Plantation shutters
- Recessed lighting
- Built-in speakers
- Ceiling fan

KITCHEN

- JennAir built-in refrigerator and freezer
- Double KitchenAid wall ovens
- KitchenAid warming drawer
- Built-in KitchenAid microwave
- Dacor 6-burner gas range
- Miele dishwasher
- Custom cabinetry
- Granite countertops with tile backsplash
- Walk-in pantry
- Working office / craft room off kitchen
- Garage and porte-cochère covered parking off kitchen
- Large windows
- Opens to breakfast room and family room

BUTLER'S PANTRY

- Upper and lower cabinetry on both sides
- Built-in Sonic ice maker

POWDER BATH

- Located beneath staircase adjacent to butler's pantry

BREAKFAST ROOM

- Large windows
- Access to large outdoor patio
- Built-in speakers
- Recessed lighting
- Hardwood flooring

FAMILY ROOM

- Extra-high tray ceiling
- Fireplace
- Large windows
- Ceiling fan
- Surround sound speakers
- Fire sprinkler system
- Recessed lighting
- 1-inch crown molding and baseboards
- Opens to kitchen
- Additional staircase to upstairs
- Leads to primary suite

LAUNDRY ROOM

- Tile flooring
- Built-in sink
- Custom cabinetry
- Space for additional refrigerator
- Additional storage closet
- Large walk-in storage closet
- *Washer, dryer, and utility refrigerator excluded from sale*

ROOM AND SPACES SPECIFICATIONS

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PRIMARY BEDROOM

- Tray ceiling
- Carpet
- Additional sitting area
- Door leading to backyard
- Large windows
- Plantation shutters
- Built-in speakers
- Security system keypad
- Fire sprinkler system

PRIMARY BATHROOM

- Double-door entry
- Tile flooring
- Granite countertops
- Jetted tub
- Oversized walk-in shower
- Private water closet
- Two walk-in closets
- Built-in speakers

GAME ROOM

- Kitchenette with sink, microwave, and beverage refrigerator
- Custom cabinetry
- Double walk-in doors
- Carpet
- Recessed lighting
- Crown molding and baseboards
- Large windows
- Walk-in closet
- Surround sound speakers
- Fire sprinkler system
- Ceiling fans

GUEST BEDROOM 1

- Crown molding and baseboards
- Plantation shutters
- Walk-in closet
- Ceiling fan
- Fire sprinkler system

GUEST BATHROOM

- Tile flooring
- Tub / shower combination

GUEST BEDROOMS 2 & 3

- Nook seating area
- En-suite bath with tile flooring
- Tub / shower combination
- Walk-in closet
- Built-in bookshelf
- Crown molding and baseboards
- Ceiling fan
- Office/study nook with built-in desk
- Large windows with plantation shutters

OUTDOOR LIVING

- Swimming pool built in 2015 by Volmer Pools
- Large outdoor patio off breakfast room
- Built-in grill
- Outdoor sink
- Outdoor refrigerator
- *Outdoor furniture excluded from sale*

WHOLE HOME FEATURES

- Built-in speakers throughout
- Recessed lighting throughout
- Fire sprinkler system
- Hardwood flooring throughout main living areas
- Plantation shutters
- Double-pane windows
- Extensive crown molding and baseboards
- Extra-large walk-in attic storage
- *Televisions, artwork, and select mirrors excluded from sale*
- *Garage workbench and shelving excluded from sale*

UPDATES & HOME SYSTEMS

1226 Mickey Way

- **Roof:** Approximately one year old.
- **Air Conditioning:** Both units replaced in 2018.
- **Water Heater:** One tankless water heater, replaced spring 2017.
- **Plumbing:** PVC under slab; PVC and copper supply lines.
- **Laundry:** Gas and electric washer/dryer hookups; currently gas.
- **Swimming Pool:** Built in 2015 by Volmer Pools of Katy.







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