

10052 Lynbrook Drive

COMPASS

Features & Amenities



House Overview

Bedrooms	4 bedrooms
Baths	2 full baths, 1 half bath
Square Feet	2,500, per HCAD
Lot Size	9,268, per HCAD
Year Built	1962, per HCAD
Garage	2 car attached
Neighborhood	Briargrove Park

OVERALL

- Located on the desirable Northside of Briargrove park
- Corner lot
- Extensively updated/renovated throughout
- Whole home generator, 2021, with limited warranty until 3032
- Replaced sewer lines at kitchen & powder bath, 2021
- Water heater, 2021
- Interior paint, 2021
- HVAC, 2016
- Roof, 2011
- Porcelain tile flooring throughout
- Updated low-E windows
- Updated plumbing
- Gutters with screens, 2021
- 9' main living area ceiling height
- 8' bedroom ceiling height
- Ceiling speakers throughout main living areas including back covered patio;
Note: Seller does not actively use speakers, but to their knowledge they

function

- Hardware replaced throughout
- Plantation shutters throughout
- Never flooded, per seller
- Minutes from popular shopping & dining at Town & Country Village, City Centre & Memorial City Mall
- Easy access to Energy Corridor, Downtown, Galleria area, Beltway 8, I10
- HOA Covers 24 hour security through SEAL, trash (2x a week), recycling, recreational facilities (including pool, playground, & tennis courts)
- Walking distance (3 blocks away!) to the community swimming pool, turfed playground, and tennis courts!
- **MAJORITY OF FURNISHINGS AVAILABLE FOR SALE!**

FRONT EXTERIOR

- Charming curb appeal
- Corner lot
- Landscaping, 2021
- Added 2 live oak trees
- Traditional and inviting bricked front

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.



RACHEL CONKLING
Rachel.Conkling@compass.com
713-894-9070

10052 Lynbrook Drive

COMPASS

Features & Amenities

- exterior with shutters
- Two decorative light fixtures flank the front entrance
- Covered front porch
- Updated sprinkler system
- Gutters
- RING doorbell

- Decorative light fixture
- Gas fireplace with bricked surround
- Mounted TV stays
- Bay window with backyard views
- Door leads to backyard
- Ceiling speakers
- Recessed can lighting
- Spacious room; allows for large furnishings

BACK EXTERIOR

- Covered back porch w/ outdoor fan, recessed lighting, & outdoor TV (stays)
- New stamped concrete back patio, 2024
- Landscaping, 2021
- Updated sprinkler system
- Replaced fence, 2022
- Attached 2 car garage
- Garage refrigerator, stays
- Additional driveway parking space
- Large greenspace; offers plenty of room for pets/kids to play
- Gutters
- Ample room for outdoor entertaining, dining al fresco, and enjoyment

DINING ROOM

- Located towards front exterior of the home; between entry & formal sitting
- Decorative chandelier
- Decorative sconces
- Window with plantation shutters
- Recessed lighting
- Ceiling speakers
- BAR AREA
 - Stainless steel mini wine fridge
 - Mercury glass back splash
 - Quartzite countertop
 - Glass-front display cabinets and storage below

ENTRY

- 2 dedicated walls for art display/entry table
- Entry to secondary bedroom hallway on your right
- Coat closet located on secondary hall behind double doors; prewired to function as AV closet
- Opens to dining room on the left
- 2 newer decorative flush mount light fixtures
- Recessed lighting

KITCHEN

- Quartzite countertops and back splash
- Breakfast bar
- Stainless steel KitchenAid dishwasher
- Stainless steel KitchenAid french door refrigerator with freezer drawer
- Stainless steel KitchenAid 6 burner gas cooktop
- Stainless steel double KitchenAid convection ovens
- Stainless steel KitchenAid microwave

FAMILY ROOM

- Vaulted ceiling height 10'6"

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.



RACHEL CONKLING
Rachel.Conkling@compass.com
713-894-9070

10052 Lynbrook Drive

COMPASS

Features & Amenities

- Stainless steel Hoshizake ice maker
- Pull-out trash can drawer
- Soft close drawers
- Under cabinet lighting
- Pot/pan drawers
- Dual pull-out spice racks
- Pantry storage
- Second sink in breakfast bar
- Water filtration system at breakfast bar sink
- Ceiling speakers
- Open floorplan with family room; ideal for entertaining and every day living
- Appliance cabinet w/ electrical outlets for microwave/coffee station
- Barn door leads to utility room

FLEX ROOM (SITTING/SUN ROOM/STUDY/PLAYROOM)

- Adjacent to the kitchen & dining; ideal for entertaining
- Ceiling speakers installed
- Bay window with plantation shutters
- Recessed can lighting
- TV stays
- Flexible space: could make a great sitting area, playroom space, breakfast room or even wall off and add french doors for an enclosed study

PRIMARY SUITE

- Bay window with plantation shutters
- 2 sconces
- Ceiling fan
- Recessed can lighting
- TV stays
- Large walk-in closet with two built-in dressers

- Spacious size
- En suite bath

PRIMARY BATHROOM

- Marble countertops
- Large frameless walk-in shower w/ 2 showerheads, marble hex flooring, privacy window & soap niche
- Oversized vanity with dual sinks, ample storage
- Mounted magnifying mirror
- Additional built-in with storage and cabinets with decorative mesh-fronts and mercury glass backsplash

SECONDARY BEDROOM #1

- Located toward front of the home
- Large closet behind sliding double doors w/ built-in hanging & shelving
- Porcelain tile flooring
- Ceiling fan
- Recessed lighting
- Large window w/ plantation shutters
- Mounted TV stays

SECONDARY BEDROOM #2

- Located towards front of the home
- Dedicated study nook w/ desk area, storage cabinetry above, & under cabinetry lighting
- Built-in dresser w/ display shelving above & millwork
- Walk-in closet w/ built in hanging & shelving
- Bay window area w/ plantation shutters & custom drapes
- 2 large windows w/ plantation shutters & custom roman shade
- Decorative light fixture

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.



RACHEL CONKLING
Rachel.Conkling@compass.com
713-894-9070

10052 Lynbrook Drive

COMPASS

Features & Amenities

- Recently painted
- Recessed lighting

SECONDARY BEDROOM #3

- Located towards back of the home near primary suite
- Large closet behind sliding double doors w/ built-in hanging & shelving
- Ceiling fan
- Recessed lighting
- 2 large windows w/ plantation shutters

SECONDARY BATHROOM

- Conveniently located in bedroom hallway between secondary bedrooms
- Vanity with marble countertop w/ sink, storage cabinetry below, built-in vanity mirror, & 2 charming sconces
- Decorative light fixture
- Pocket door to shower/ tub area
- Tub/ shower w/ white subway tiles, removable showerhead, soap niche & deep soaking tub
- Built-in hamper area w/ linen storage above
- Privacy window
- Mounted magnifying mirror
- Dry bar for hand & shower towels
- Soft-close cabinetry doors

MUDROOM/ UTILITY AREA

- Located off kitchen; behind barn door
- Serena & Lily wallpaper, 2025
- Built-in locker system w/ broom closet, bench, & hooks

- Full size washer & dryer w/ folding countertop above with quartzite countertop
- Additional cabinet space
- Hanging bar
- Under counter lighting
- Access to garage & exterior side door
- Access to powder bathroom

POWDER ROOM

- Serena & Lily wallpaper, 2025
- Vanity with quartzite countertop and storage below
- Decorative flush mount light fixture and vanity light fixture

INCLUSIONS

- Outdoor television
- Primary bedroom television
- Family room television
- Sitting room television
- Secondary guest bedroom television
- Washer and Dryer
- Kitchen refrigerator
- Garage refrigerator
- 2 planters on front porch
- RING doorbell

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.



RACHEL CONKLING
Rachel.Conkling@compass.com
713-894-9070