

5638 Sanford Road

PROPERTY OVERVIEW

- 3 Bedrooms + new construction flex space | 2 Bathrooms
- 2,277 sq ft + 330 sq ft flex room (2,600 total living space)
- Oversized 12,240 sq ft corner lot
- ~3,000 sq ft covered indoor/outdoor living
- High elevation - *Never Flooded* per seller

INTERIOR FEATURES

- Original hardwood floors, solid wood interior doors
- Andersen & Pella windows with abundant natural light with plantation shutters
- Spacious formal living + family room areas
- Flexible 330 sq ft bonus room with mini-split & French doors (office/ game room/gym)
- Pocket doors throughout the home, perfect for adding additional privacy

KITCHEN & OTHER ROOMS

- Remodeled with granite countertops & travertine backsplash
- Custom cabinetry and peninsula bar seating (4)
- Gas cooktop + electric oven
- Breakfast nook area (seats 4–6)
- Large formal dining room and living room
- Custom tiles and cabinets in bathrooms, including handicap accessible secondary bathroom

EXTERIOR & OUTDOOR LIVING

- HardiPlank siding & roof (approx. 2020) + roof on newly constructed flex room and garage (2024)
- Covered patio with flagstone decking, custom cedar plank ceiling, oversized fan & recessed lighting (2020)

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- Backyard drainage improvements (2024)
- Plumbing installed for outdoor kitchen expansion off the patio
- Sprinkler system, full gutters, soffit lighting & exterior outlets (holiday-ready)
- Backyard is spacious enough for a pool
- New fiber glass support poles in front of house (2020)

GARAGE & BONUS ROOM

- Built to TWIA standards with hurricane straps.
- Oversized 12-ft insulated garage doors
- Specialized custom floor, utility sink & room for a workspace
- 220V outlet (EV-ready) + washer/dryer connections
- Smart Chamberlain garage door openers with myQ garage app
- Attic space designed for potential future build-out - large enough to support additional room upstairs & designed to incorporate stair access.
- Climate control, newly constructed, bonus room with mini-split. Great as an office, game room, additional living space or whatever fits your needs!
- Courtyard french doors provide access to the exterior of the home. A lot of potential to create your own private courtyard oasis

MAJOR UPDATES

- PEX repipe (2023)
- New plumbing from kitchen to city sewer (2024)
- New gas line (2024)
- Tankless water heater (2021)
- Electrical updated
- Updated electrical panel + surround sound (interior & patio)
- Smoke and CO2 detectors updated to code

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LOCATION

- Quiet street with low traffic, off the main roads
- Walking distance to parks, tennis courts, playground, as well as Parker Elementary and various private schools & churches.
- Walking distance to the public swimming pool, as well as the private swimming pool in Maplewood that you can join.
- Close to shopping, dining, grocery stores & major retail
- Small, local businesses to visit & support: Le French Press, Drop of the Creator, Exodus, Water Shed and so many more!
- Minutes to the Texas Medical Center & The Galleria



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