

6710 Sussex Manor St

COMPASS

Features & Amenities



House Overview

Bedrooms	3 bedrooms
Baths	3 full baths, 1 half bath
Square Feet	2,306, per HCAD
Lot Size	1,492, per HCAD
Year Built	2016, per HCAD
Garage	2 Car attached
Neighborhood	Westview Manor/ Spring Branch

OVERALL

- Located in desirable Westview Manor in a prime Spring Branch location
- David Weekly gated enclave features a community pool & tons of guest parking: rare amenities in such a centrally location
- Home is tucked back in the community; offering ample privacy!
- There is back gate in the gated community that provides direct access to Freed Park; a wonderful park with a playground, wide walking trails, and community garden and movie nights! Perfect (and convenient!) for pets and kids to play!
- Easy access to major freeways: 290, I10 & 610
- Easy commute to Downtown, Galleria & Energy Corridor
- Minutes to many renowned private schools
- No carpet!

- No flooding!
- HVAC, 2016 (recently serviced)
- Water heater, 2016
- Roof, 2016
- Gutters on the front and back exterior
- 8'8" first floor ceiling height
- 9' second floor ceiling height
- Recessed lighting throughout
- Westview Manor HOA| Managed by King Property Management | \$3,150 Annual Fee (covers Common Grounds, Limited Access Gates, Recreational Facilities) | \$350 Transfer Fee

BACK EXTERIOR

- Graveled sideyard
- Fully fenced
- Exterior fence recently painted, Oct 26'
- Patio area w/ string lights
- Plenty of room for dining al fresco and for pets
- Access through side gate & 1st floor secondary
- Gutters

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.



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- Sprinklers
- NOTE: Patio string lights included

ENTRY

- Access through entry door on side yard and garage door
- Staircase leading to 2nd floor living
- Utility closet w/ built-in shelving
- Decorative pendant light
- Staircase with decorative light fixtures throughout

LIVING ROOM

- Second floor living
- Expansive size; allows for large furnishings
- Open floor plan with dining and kitchen; ideal for entertaining and every day living
- Large windows with blinds
- Decorative light fixture

DINING ROOM

- Situated between living & kitchen on 2nd floor
- Large windows to side exterior
- Round flush-mount ceiling light
- Open floor plan with living room and kitchen; ideal for entertaining and every day living

KITCHEN

- Granite countertop
- Subway tile backsplash
- Glass-front display cabinets
- Ample countertop space
- Ample storage

- Frigidaire stainless steel French door refrigerator, stays
- Frigidaire stainless steel dishwasher
- Frigidaire stainless steel convection oven
- Frigidaire stainless steel gas cooktop
- Frigidaire stainless steel built-in microwave
- Island with storage and granite countertop
- Pantry
- Breakfast bar
- Pendant light fixtures
- Pull out trash can drawer

PRIMARY SUITE

- Expansive primary suite located on the 3rd level
- Windows with blinds
- Tray ceiling
- Additional walk-in closet
- Ceiling fan

PRIMARY BATHROOM

- Expansive vanity with dual sinks, granite countertop and ample storage
- Large mirror with vanity light fixtures above
- Glass-front storage cabinets with additional storage below
- Separate water closet
- Oversized separate tub
- Separate shower
- Decorative light fixture
- Walk-in closet

SECONDARY BEDROOM #1

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- Located on first floor through double doors off entry
- Double doors with blinds lead to back exterior
- Privacy windows
- Round flush-mount ceiling light
- Flexible space; could make an ideal guest bedroom or study
- En suite bath

INCLUSIONS

- Washer and Dryer
- Kitchen refrigerator
- Patio string lights

ENSUITE BATHROOM #1

- Vanity with storage below & vanity light above
- Shower/ tub combo w/ soap niche & privacy window
- Walk-in closet w/ built-in hanging space

SECONDARY BEDROOM #2

- Located on the 3rd floor
- En suite bath
- Double door wall closet
- Window with blinds
- Flexible space; could make an ideal guest bedroom or study

SECONDARY BATHROOM

- Located on the 3rd floor; caters to secondary bedroom #2
- Shower/ tub combo w/ soap niche
- Vanity
- Window with blinds

POWDER ROOM

- Located on the 2nd floor; caters to main living spaces
- Pedestal sink

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