BROOKS BALLARD

INTERNATIONAL REAL ESTATE ™

ROLLY CHEN
RealEstateAdvisor | M: 346-303-5307 | O: 713-522-7474
rolly.chen@brooksballardproperties.com

63 W TERRACE DRIVE

Property Features & Room Details | Houston, Texas

Overall Features

- 24 hr Guard Gated community
- Walking distance to Memorial Park and Buffalo Bayou trail system
- 5417 Sqft
- Stucco on frame
- Built in 1994
- 3 floors
- 3 bedrooms
- 4 full bath and 1 half bath
- 3 wooden decks with iron railings
- 2 HVAC systems
- 2 Water heaters
- Recessed can lighting
- LED and halogen lighting
- Surround sound and installed speakers
- 10 Foot ceilings
- 8 Foot solid wood doors
- Double crown molding
- Butlers pantry
- High-end designer hardware selections
- High end plumbing fixture
- Central Vacuum commercial grade
- All fixtures remain in property
- Pella double pane doors with built-in blinds.
- Pella double pane windows
- Room for an elevator to be added
- Media equipment storage cabinet
- Onkyo System receiver
- Hidden room with American Standard jewelry safe 52”x25”x22”
- Two sets of stairs leading to the second level
- Primary staircase with custom wrought iron railing to match outsides deck railing
- (2 metal & crystal sconces)

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- Digital Eccobee thermostats controlled with by a smartphone
- Security EtekCity remote system to cut off electricity in the garage
- Intercom
- Central alarm system (Comcast)

Kitchen

Room dimensions: 13x14

- Granite countertops with ½” bevel edge
- French pillow lime stone floors
- Custom cabinetry
- Island with built in cabinets
- Custom paint cabinetry with artist flair
- Under-cabinet lighting
- Built-in pantry with swing out cabinets and drawers
- Large storage drawers for pots and pans
- Large walk-in pantry with automatic light
- Stainless steel Jenn-Air 5-burner gas range
- Built in GE double oven with convection
- Bosch dishwasher
- Dacor Warming drawer
- Recessed Miele Microwave
- Paneled 36” Monogram refrigerator and freezer

Family Room

Room dimensions: 22x19

- Adjacent to breakfast room and formal dining
- French Pillow Lime stone floors
- Gas fire place with remote and French Lime stone mantle from floor to ceiling
- TV/ electrical outlet located in built-in above the fire place
- Pella double pane doors to outdoor deck, with built in blinds and screen door.
- 10 foot ceilings
- 16x7 rear wall of double pane butted windows
- 5 built in surround sound speakers
- Recessed LED lighting with dimmers

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Breakfast Room

Room dimensions: 12x13

- Ceiling fan
- Two 7 foot windows
- Pella door with built in blinds and screen door to 40 x 10 ft deck.
- Intercom

Formal Dining

Room dimensions: 14X12

- French Pillow Lime stone floors
- Crystal chandelier
- Two expansive windows 5x7
- 10 foot ceilings

Bar

- Two Monogram under-counter wine/beverage refrigerators
- Bar sink
- Seagull water purifier
- Granite counter top
- Architect designed cabinet and glass shelves
- Discrete media locker with climate control

Master Suite

- Double door 8 ft. tall, entry
- High end carpet
- 10 foot ceiling
- Gas fireplace remote controlled with marble accent
- Built-in TV cabinet with shelves
- Remote control reading lights
- Ceiling fan
- Two built in speakers
- Expansive double pane windows overlooking yard and tree tops
- Connecting sitting room overlooking back yard greenery

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Master Bathroom

- Double door entry
- Black Marble countertops and floor
- Oversized Whirlpool tub with marble surround
- Spacious walk in glass block and marble shower with wall & handheld showerhead
- Two large walk in closets
- Closet 1: Triple hanging rack, shoe rack, cedar ceiling, built in shelves, carpet floor, double door entrance,
- automatic lights with 9-foot ceilings (15x8)
- Closet 2: Triple hanging racks, build in shelves, cedar ceiling, carpet floor, automatic lights with 9-foot ceilings
- (8x14)
- Furniture-quality built in drawers in both closets
- Separate water closet with vent timer.
- Double sink
- Separate vanity with built in drawers and 10-foot mirrors
- Marble floor

Guest Bedroom #1

- 10-foot ceilings
- Designer carpet
- 8-foot entry door
- Plantation shutters
- Double pane windows
- Walk in closet
- Designer ceiling fan
- En suite bathroom with custom cabinetry and designer hardware
- Ceramic tile floors, counter top, and tub surround.
- No sconces. Metal framed mirror from Mexico.

Guest Bedroom #2

- 10-foot ceilings
- Double pane windows
- Designer Carpet
- Designer Ceiling fan
- TV/ electrical installed in the wall
- En suite bathroom with custom cabinetry and designer hardware

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- Tile floors and counter top
- Shower tub with tile walls
- Large walk-in closet

Extra Room

- 10-foor ceiling
- Daltile slate floors
- Plantation shutters
- 8-foot double door entrance
- Double pane windows

Game or TV Room

- Plantation shutters with views of tree tops
- Daltile slate floors
- Furniture-quality built-in media armoire
- LED lighting

Bonus room

- Open area for billiard table, card table, office, art studio, or entertaining.
- Designer Carpet
- Cedar Closet
- Pella double pane French doors lead to balcony over backyard greenery
- 9 ft. ceilings
- LED lighting

Front Exterior

- Traditional style architecture
- Shingle roof
- Lush landscaping
- Rachio Sprinkler system
- Driveway – stamped concrete
- Two car garage with automatic garage-door openers
- Garage security by EtekCity Remote Outlet Switch System
- Garage features plumbing for washer and dryer or utility sink

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Back Exterior

- Deck lined with wrought iron pattern that matches the inside
- Decking matches the balcony
- Lush landscaping with stone stairs, benches, and walkways.
- Green space

Side Exterior

- Large stone patio and stairs
- Fountain
- Pergola
- Sego palms, trees, and plants.