

# 16222 Champion Dr, Spring, TX 77379

## Overview & Features

- Custom built home with 3,614 square feet of living space
- Oversized lot with 10,400 sq ft of land
- Fenced backyard with gate to Brill Elementary School
- Gated driveway with iron fence
- Tech Shield Radiant Barrier Roof
- 2015 & 2009 A/C's
- 2013 Water Heater
- 2015 Granite countertops
- 2015 GE stainless dishwasher
- 2019 GE cooktop
- 2019 Wood laminate floors in master bathroom & Hollywood bathroom
- 2019 New LED recessed lights
- 2014 17-inch tile in den and foyer
- Dual staircases
- 2014 solid wood treads on both staircases
- All closets with custom built-ins
- Walk-in floored attic storage

## Foyer

- Approximately 9 x 6
- Crown molding
- Chair railing
- Decorative wainscoted walls
- Solid wood front door with leaded glass inserts
- Two leaded glass sidelights
- Bronze and glass ceiling light
- Sherwin Williams paint
- 2014 17-inch floor tile
- Coat closet under stairs

## Formal Dining Room

- Approximately 13 x 13
- Crown molding
- Chair rail
- Decorative wainscoted walls
- 2019 New Sherwin Williams paint
- Three leaded glass windows
- Iron and crystal chandelier
- Real wood floors
- Double door entry to kitchen

## Kitchen

- Approximately 12 x 9
- 13-inch tile floor
- 2015 Sherwin Williams paint
- Custom wood surround box light
- Custom built wood cabinets
- 2015 Granite counter tops
- 2015 Natural travertine stone backsplash with glass tile accents
- 2015 Modern 26-inch single bowl stainless sink
- 2015 Moen brushed nickel decorative faucet and pull out sprayer
- Pantry with custom built spice rack
- Whirlpool Gold oven and microwave
- 2015 GE stainless dishwasher
- 2019 New GE solid surface cooktop
- Hooded ventilation with custom wood surround
- 5.5 ft granite breakfast bar

## **Breakfast Room**

- Approximately 17 x 9
- 13-inch tile floor
- 2015 Sherwin Williams paint
- Casablanca antique gold and wood ceiling fan with lights
- Custom wainscoted panel walls
- Custom built-in hutch
- Three windows
- Deep storage closet
- Back stairs with 2014 wood treads leads to upstairs landing/seating nook

## **Den**

- Approximately 27 x 19
- 20 ft and 8 ft ceiling with wood beams
- Custom wood paneled walls
- 2019 New LED recessed lights
- Two story brick fireplace with gas logs
- Custom built wood mantel
- Two story windows with additional patio windows
- Door with wood blind leads to back patio
- Custom built-in book shelves
- 2014 17-inch tile floor
- Stairs with 2014 wood treads
- Custom walk-in bar

## **Custom Built 7x6 Walk-in Bar**

- Custom wood paneled and mirrored walls
- Antique gold and crystal light
- Stainless sink and faucet
- Bar top electrical outlet
- Opening for mini refrigerator
- Black faux leather serving counter with rounded bar seating
- Notable cabinet hardware
- 2019 New bronze pendant light

## **Master Bedroom**

- Approximately 18 x 15
- Sherwin Williams paint
- Two windows with wood blinds
- 2017 Silk curtains
- Hunter ceiling fan with light
- Neutral plush carpet

## **Master Bathroom**

- Approximately 17 ft in length
- 2019 New Wood laminate floor
- Sherwin Williams paint
- Cultured marble vanity
- 2019 New LED vanity lights
- 2018 Gold and white porcelain faucets
- Three gold framed mirrors
- Make-up/Dressing vanity
- Oversized jetted tub/shower
- Glass shower door with gold trim
- Two separate His and Her custom built-in dressers with numerous drawers
- Crystal knobs and gold pulls
- Two separate His and Her closets with built-ins, approximately 7 x 5

## **Laundry Room**

- Approximately 7 x 7
- Globe light
- Full wall of overhead cabinets
- Vanity with sink and undercounter cabinets
- 13-inch tile floor
- Door with wood blind leads to back patio
- 2019 Laundry hallway, New Sherwin Williams paint
- 2019 New hallway LED ceiling light

## **Powder Room**

- Sherwin Williams paint
- Antique gold light
- Cultured marble countertop
- Custom built vanity with gold knobs
- Window with wood blind
- Located in hallway near kitchen
- Linen storage cabinet in hallway

## **Bedroom 2**

- Approximately 16 x 16
- 2019 New Sherwin Williams paint
- Hunter ceiling fan with light
- Bay window with seating and storage
- Three windows with wood blinds
- Neutral plush carpet

## **Bathroom 2 (Ensuite Bathroom)**

- Cultured marble countertop with antique gold faucet
- Gold and crystal hardware
- Make-up/Dressing vanity
- Cast iron tub/shower
- 2019 New white shower tile
- Walk-in 6 x 5 closet with custom built-ins

## **Bedroom 3**

- Approximately 14 x 11
- Sherwin Williams paint
- White ceiling fan with light
- Window with wood blind
- Neutral plush carpet
- 6 ft wide walk-in closet with custom built-ins

## **Hollywood Bathroom 3**

- Approximately 14 x 7
- 2019 New Wood laminate floors
- Two separate cultured marble vanities
- Two silver and gold light fixtures
- Two gold mirrors
- Window with wood blind
- Two custom built linen closet with laundry hamper
- Neutral cream wallpaper
- Tub/shower combo

#### **Bedroom 4**

- Approximately 13 x 11
- Sherwin Williams paint
- White ceiling fan with light
- Two arched leaded glass windows with window ledge
- Neutral plush carpet
- Deep walk-in closet with custom built-ins

#### **Game Room**

- Approximately 19 x 11
- Vaulted wood beamed ceiling
- 2019 New LED recessed lights
- 10 ft custom built book shelf
- Custom wood paneled walls
- Neutral plush carpet

#### **Bedroom 5**

- Approximately 13 x 11
- Sherwin Williams paint
- Large window with blind
- Neutral plush carpet
- Walk-in floored attic storage
- Large 5 x 5 walk-in closet with custom built-ins

#### **Exterior (No backyard neighbors)**

- Four pomegranate trees, one orange tree, one grapefruit tree, one pear tree, and one berry tree
- Two raised vegetable gardens
- Flagstone pathways
- Fenced backyard with gate to Brill Elementary School
- Two exterior doors in back of home that lead to 2 separate patios
- 15 x 9 Covered patio with ceiling fan
- Additional 15 x 9 patio with built-in gas grill
- 2016 Garage exterior painted
- 2010 Gated driveway with iron fence