

**6647 Bayou Glen Road [Kerry Glen II Condominiums]
Houston, TX 77057**

March 2019

Highlights:

- **One story, very secluded and quiet condo on top corner of a 3 story building in a gated community with gorgeous views of Buffalo Bayou, beautiful landscaped pool and park area**
- **High ceilings in main areas with full length glass windows down two sides of condo**
- **Tall, two-sided, granite rock-faced, fireplace separating family/study and living/dining areas**
- **Separate HVAC system with independent air controls (unique in complex as most condos are on centralized chiller system)**
- **Two assigned parking spaces in basement next to elevator and mail boxes. Condo private entrance is across from elevator.**
- **Condo was remodeled extensively in 2009 (permitted for plumbing and electrical)**
- **Includes bonus loft area, large covered patio and extensive storage throughout.**
- **The building's interior common areas and elevator were recently remodeled and modernized as well as all hot water pipes have been recently replaced in building.**

Rooms:

- **Kitchen includes granite countertops, custom antiqued beige oak cabinets, Kitchen Aid appliances (includes refrigerator), smooth top electric range with vent, oven and built in microwave**
- **Master bedroom with high ceilings and 16' of full length windows overlooking bayou**
- **Master bath completely redesigned with marble floors, long custom vanity, large marble shower, and Jacuzzi whirlpool tub. Bath opens into large closet with custom shelving and drawers**
- **Second bedroom has 12' of full length windows overlooking bayou and green space areas.**
- **Second bath has marble floors and shower (shower pan recently replaced) with large vanity, washer and dryer closet (W&D included)**
- **Loft with large sunroof (includes solar shade) and built-in daybed; has door access to additional attic storage.**
- **7'x16' covered balcony with large storage closet**

Other:

- **American Standard, 13 Seer, 4-ton electric HVAC system, all new ductwork and attic insulation installed Dec 2009, air handler/heater (with 10y transferable warranty) replaced in Oct 2017**
- **Engineered walnut floors in main living areas/hallways, bedrooms/loft are carpet**
- **Extensive custom wood work, doors, LED lighting, retextured walls, wood blinds, solar shades**
- **Laundry room available in building with new commercial washers and dryers**
- **HOA fees also includes all utilities, (electricity/water), building insurance and cable (100+ channels)**
- **Strong HOA and reserves-there has never been a special assessment**
- **Complex completed the City Occupancy Permit safety process in early 2017 for electrical, plumbing, mechanical and structural compliance**
- **Current owner purchased the condo in 2008 directly from original owner's daughter as a private sale so property tax values have never reflected any sales, independent valuations or remodeling.**