

# 5616 Buffalo Speedway

COMPASS

West University



## House Overview

<b>Bedrooms</b>	3
<b>Baths</b>	2 Full + 1 Half
<b>Square Feet</b>	3,328 per HCAD
<b>Lot Size</b>	7,500 per HCAD
<b>Year Built</b>	1940 per HCAD
<b>Special Features</b>	First Floor Guest Apartment

### Kitchen 12' 8" X 11' 10"

- Hardwood floor†
- Windows above sink overlooking side yard
- Wood ceiling
- Granite countertops
- Tile backsplash
- Samsung refrigerator†
- Frigidaire electric cooktop†
- Frigidaire double oven†
- Frigidaire dishwasher†
- Recessed lighting

### Dining Room 14' 2" X 12' 8"

- Hardwood floor†
- Windows overlooking front and side yards
- Cased opening to kitchen and foyer
- Dentil crown molding
- Built-in speakers†
- Recessed lighting
- Fan lighting

### Living Room 27' 4" X 13' 1"

- Hardwood floor†
- Windows overlooking front and side yards
- Cased opening to foyer and study
- Dentil crown molding
- Built-in speakers†
- Recessed lighting

### Family Room 24' X 19' 2"

- Hardwood floor†
- Open to Breakfast Room and Study
- Floor to ceiling windows overlooking backyard
- French doors leading to backyard
- Fireplace with brick surround and hearth
- Built-in bookshelves
- Painted wood ceiling beams
- Built-in speakers†
- Recessed lighting

### Breakfast Room 14' 4" X 8'

- Hardwood floor†
- Open to Family Room and Study
- Cased opening to Kitchen
- Track lighting

### Study 11' 2" X 8'

- Hardwood floor†
- Open to Breakfast Room and Family Room
- Cased opening to Formal Living Room
- Floor to ceiling windows overlooking backyard
- Built-in bookshelves and desk
- Track lighting

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.  
† information per seller

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## Master Bedroom 15' 4" X 12' 7"

- Hardwood floor†
- Windows overlooking front and side yard with plantation shutters
- Fan lighting
- Crown molding

## Master Bath 11' 3" X 9' 7"

- Marble floor†
- Large vanity with granite countertop
- Large walk-in closet with vanity, mirror and sconce lighting
- Walk-in shower
- Sconce lighting

## Secondary Bedroom 15' 4" X 13'

- Hardwood floor†
- Windows overlooking front and side yard with plantation shutters
- Fan lighting
- Crown molding

## Secondary Bedroom 11' 3" X 11' 5"

- Hardwood floor†
- Window overlooking side yard with plantation shutters
- Cased opening to upstairs sunroom or study
- Crown molding

## Upstairs Study 12' 4" X 7' 8"

- Hardwood floor†
- Windows overlooking back and side yard
- Painted wood paneled walls
- Large closet

## Guest Apartment

- Large open studio room with bed and seating area
- Large kitchenette
- Full bath
- Windows overlooking back yard
- Door leading to back patio and yard

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