

# 9333 Memorial Drive #102

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## Entry - 10 x 9

Double entry door with leaded glass dual side lights  
Coat closet  
Ceramic tile floor with inlaid medallion  
Access to walk-in wet bar  
Crown molding  
Cove ceiling with faux painting and lighting

## Powder Bath

Location - Left of entry  
Granite floor  
Granite vanity with under mount lavatory  
Mirror (Reserved)  
Faux finished walls  
Sconces (2)  
Recessed lighting  
Ceiling vent

## Wet Bar - 7 x 6

Ceramic tile floor  
Walk up bar with pass through to the Living Room  
Faux finished walls  
Under mount hammered lavatory  
Upper lighted cabinets with glass front cabinet doors  
Recessed lighting  
Door to Butler's Pantry  
Crown molding

## Butler's Pantry - 8 x 4

Interior closet with shelves and drawers  
Closet with water heater and mechanical access  
Staging counter with upper open shelves & lower drawers  
Closet with adjustable shelves and interior cabinet with doors  
Incandescent lighting

## Dining Room - 22 x 12

Open to Living Room  
Coffered ceiling  
In-ceiling speakers  
Chandelier  
Glass door to Terrace  
Double doors to Kitchen and Bedroom wing with large linen closet

## Living Room - 24 x 12

Ceramic tile floor  
Opens to Dining Room  
Recessed lighting  
Glass door to Terrace  
Fireplace with marble surround and built-in cabinets  
Touch latch cabinet to left of fireplace  
Touch latch access to mechanical closet

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## Gallery

Access to Master Suite  
Built-in lighted curio cabinets  
Touch latch door to storage closet  
Raised / coffered ceiling with recessed lighting  
Double doors to Master Suite

## MASTER SUITE

### Master Bedroom - 21 x 17

### Master Bedroom Sitting Area - 16 x 12

Ceramic tile floor  
Built-in fireplace with curved marble hearth, marble shelf, & walnut detailing  
Individually switched reading lights  
Glass door to balcony  
Built-in dressers (2) and recess for king sized bed  
Detailed ceiling  
Recessed and directional art lighting  
In-ceiling speakers  
Built-in entertainment center

### Master Bath - 12 x 10

Ceramic tile floor  
Dual marble vanities - one with double under mount lavatories and one with knee space  
Deep soaking tub (American Standard)  
Large separate marble shower  
Linen cabinet with laundry hamper  
Private water closet with toilet and bidet, linen closet, built-in vanity with marble counter, upper and lower cabinets, recessed lighting, and vent  
Full length mirror  
Large walk-in closets (2) with built-in dressers (w/12 drawers & 6 drawers), single and double hanging rods, upper cabinets, open shelves, incandescent lighting  
Built-in medicine cabinets (3)  
Framed mirrors  
Sconces (4)

### Bedroom 2 / Master Bedroom #2 - 17 x 14

Carpet  
Adjustable track lighting  
Crown molding  
Sliding glass door to large terrace courtyard patio  
Deep baseboards  
Access to hallway  
Faux finished walls  
Large walk-in closet with built-in shelves, hanging rods and incandescent light fixture

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### **Attached Full Bath**

Ceramic tile floor  
Wall of built-in cabinets with adjustable shelves  
Granite lavatory with granite backsplash and under mount sink with lower drawers / cabinets  
Mirror  
Vanity lighting  
Built-in medicine cabinet with adjustable shelves  
Wet area with ceramic tile floor, American standard toilet, tub / shower with frosted sliding enclosure (with ceramic tile surround and adjustable spray)

### **Bed 3 / Study - 17 x 10**

Carpet  
Designer wallpaper  
Crown molding  
Recessed lighting  
Built-in desk area with solid surface counter / backsplash and built-in cabinets with in-set cove lighting  
Glass door to Terrace  
Adjustable art lighting  
Large built-in entertainment center with retractable doors, adjustable shelves, lighting, and lower cabinets / drawers

### **Hall bath**

Ceramic tile floor  
Marble lavatory with beveled edge and decorative backsplash and under mount sink  
Designer wallpaper  
Built-in medicine cabinet  
American standard toilet  
Wall of built-in cabinets with adjustable shelves  
Tub / shower with frosted sliding enclosure, tile surround and adjustable spray  
Vanity lighting  
Mirror

### **Utility Area**

Ceramic tile floors  
Rear service entrance  
Hallway, utility room and mechanical / storage room  
Mechanical room has built-in adjustable shelving and access to mechanical A/C unit and water heater  
Utility Room (7 x 6) with built-in upper cabinets (2 sets), full size washer / dryer (electric), and stainless steel deep soaking sink

### **Kitchen - 13 x 12**

KitchenAid Superba double ovens  
Marvel wine chiller  
KitchenAid trash compactor  
KitchenAid electric stove  
Custom-built multi-layered pull-out pantry  
SubZero full size refrigerator  
SubZero full size freezer  
Recessed lighting and tray ceiling with cove lighting  
Granite counters with lower drawers/cabinets  
Upper cabinets with under cabinet lighting  
Double stainless steel under mount sink with telescoping faucet  
Granite counters and stone tile backsplash

### **Breakfast Room - 14 x 9**

Ceiling fan with light fixture  
Ceramic tile floor  
Cove lighting  
Window viewing north with Hunter Douglas shades  
Designer wallpaper  
Recessed lighting

### **Bedroom 4 / Exercise Room - 10 x 8**

Carpet  
Chair rail molding  
Mirrored walls (2)  
Designer wallpaper  
Built-in cabinets with hanging rods and adjustable shelving  
Built-in Murphy bed  
In-ceiling speakers  
Incandescent light fixture

### **Attached Full Bath**

Ceramic tile floor  
Granite lavatory with granite backsplash and under mount sink  
Designer wallpaper  
Built-in medicine cabinet with adjustable shelving  
Mirror  
Vanity lighting  
American standard toilet  
Walk-in shower with frameless glass enclosure and adjustable spray

### **General**

The Memorial Condos was built in 1981, with 63 total units and 4 floors  
24-hour concierge, w/fully video-monitored grounds and garage  
3,629 square foot unit, per Harris County Appraisal District  
976 square foot Terrace - largest in the building  
Largest storage unit in the building  
3 assigned underground parking spaces

### **Spring Branch Independent School District**

Hunters Creek Elementary  
Spring Branch Middle  
Memorial High

\*All exclusions and reserved items to be reconfirmed by Karen Harberg / Vikki Evans and the Sellers. All dimensions and details are approximate and should be independently verified.