

Awesome Reasons Why You Should Make 1818 Brookchester Road Your Next Home

Bullet Points for those “to-the-point” people. 😊

General

- built in 1982 by a pro-baseball player
- spacious and practical open floorplan with 3,682 sq. ft!
- 4 bedrooms/ 2 ½ bathrooms/ 2 car garage
- awesome multi-level, urban modern, jaw-dropping home with over \$100,000 in remodeling updates.
- designed for entertaining open concept and great flow

The Area & The Neighborhood

- Katy is the place to be for activities, shopping, restaurants and more.
- close access to main highways
- The Estates of Chesterfield is a charming small neighborhood
- neighborhood has its own junior-Olympic pool, tennis courts, basketball hoop, club house, and fun park.
- top-rated schools
- golf courses, green spaces, and walking trails nearby
- oversight by Real Manage Management company
- low crime and high neighbor involvement

The Yard

- “Oh-my-goodness” front curb appeal
- stately mature and recently trimmed oak trees
- lush landscaping
- personal all-brick mailbox
- beautiful iron driveway security gate
- updated smooth white driveway
- grand brick staircase to front door
- relaxing covered front porch
- beveled-glass new front door
- custom cedar fence
- brick security wall
- two newly stained back-patio decks
- plenty of parking
- directions to this new home is a breeze
- newly-painted curb address. Whoop!
- 5-zoned sprinkler system
- land between the neighbor’s house on the left
- no backyard neighbors

The Entrance & Fish Pond

- spacious 2-story entryway/hallway
- black steel and walnut staircase
- oversized 2-story walls of windows
- easy-to-clean drizzled metallic large floor tiles
- incredible built-in fish pond
- impressive custom walnut stained sliding door

The Living Room, Media Room & Bar

- huge rooms – living room is 22x19 and the media room is 20x22
- large gorgeous windows bring in tons of natural light
- fabulous ceiling molding
- vaulted ceiling
- stylish three-blade ceiling fan
- hardwoods throughout
- glowing reflective fireplace glass
- Carrera matte tile, wood-burning fireplace
- beautiful walnut wet bar
- tons of convenient bar drawers
- hidden bar-sized refrigerator
- built-in front and rear surround sound speakers
- media room built in drawers

The Kitchen & Laundry Room

- amazing storage - 28 drawers and 46 cabinets!
- large breakfast area
- herringbone pattern tile
- new West Elm lights
- custom walk-in pantry
- all appliances are matching top-of-the-line Kitchen Aid
- huge stainless-steel fridge
- double convection ovens
- cookie sheet storage slats
- never-used 5-burner induction stove
- gleaming new natural quartz countertops
- stainless-steel backsplash
- massive island with storage on both sides
- built-in bookcases
- built-in desk
- soft-closing drawers
- reverse osmosis water purification system
- under-counter dimmable LED task lighting
- trash compactor
- super quiet new garbage disposal
- industrial Krause faucet
- huge stainless-steel sink
- large laundry/utility room with sink

The Dining and Breakfast Area

- architectural ceilings
- potentially-multifunctional dining room
- curved-wrap-around windows in the breakfast area

The Bedrooms, Bathrooms & Closets

- hardwoods
- brand-new downstairs bedroom (could be used for office)
- wood plantation shutters
- marble surrounded gas fireplace
- The master spa-like bathroom is a dream
- new shower tile and a glass door
- nice-sized walk-in closets
- hidden drop-in laundry chutes
- upstairs bathroom has been remodeled
- nice-sized walk-in closets

The Master Bathroom

- amazing spa-like bathroom
- Carrera matte tile is everywhere!
- classic claw-foot soaking bathtub
- incredible oversized shower with body jets and seamless glass door
- lots of storage below and next to sinks
- unbelievably romantic shell West Elm light
- private small garden area outside the bathroom window

The Garage

- oversized with plenty of room
- painted bright white
- epoxy garage floor
- lots of wall cabinets.
- giant workbench

Miscellaneous

- two attics
- exterior vinyl siding for added insulation
- water softener
- 3 hard-working AC's
- never flooded and never will
- sellers have kept records, manuals, samples, etc.
- list of contractors
- architect's plans for addition
- two French doors
- well insulated with blown fiberglass and privacy solar tints
- valet trash pickup
- roof and gutters are in good condition

Financial

- home is priced to sell!
- absolutely everything in this house has been remodeled, replaced or serviced.
- property values continue to climb in this area
- the set electricity bill is only \$270/month
- Home Owners Association (HOA) is \$850/year