

113 Awesome Reasons Why You Should make 1818 Brookchester Road Your Next Home

General Information

1. This one-of-a-kind, move-in-ready home was built in 1982 by a pro-baseball player (Hint: his name rhymes with dodger lemons 😊). Residents fondly talk about how he used to sit up on the front steps and sign baseballs at Halloween.
2. This jaw-dropping home has over a \$100,000 in remodeling renovations in the last 3 years!
3. The home boasts a spacious and sensible open floorplan with 3,682 square feet!
4. There are 4 nice-sized bedrooms – two upstairs and two downstairs.
5. There are 2½ bathrooms - one is a Jack & Jill bathroom and two have double sinks!
6. An awesome multi-level, urban modern home with major “Wow!” factors that you’ll get complements galore on include 22-foot ceilings, smooth walls, steel and walnut-wrapped staircase, 3 stunning fireplaces, a massive bar, and an awesome built-in fish pond!
7. Designed for entertaining, you and your guests will love the large kitchen, two large open living/media rooms and the giant walnut countertop wet bar. Large parties easily flow outdoors and into the back-patio decks and out into the bayou area for those fun Fourth of July fireworks. You won’t believe all the oohs and ahhs you’ll get when you open your front door! The current owners always loved passing out candy at Halloween because of all the terrific comments they’d receive.
8. This large open concept home has an unbelievable flow! You can stand in the bar whirling your margaritas for your guests and see everyone and everything. You can see cars pulling up in the driveway, friends mingling in the kitchen and look out onto the deck, the sunken living room and into the media room!

The Area & The Neighborhood

9. Katy is the place to be! It’s close enough to the many benefits of the big city of Houston, the charm of historical downtown Katy, and just a hop, skip and a jump away from the country for hiking, biking, etc. Katy is truly the best of both worlds. Katy is growing fast and you’ll love the La Centerra shopping center, Katy Mills Mall, Typhoon Texas Waterpark, and the coming-soon Katy Boardwalk which are all within 10 minutes travel time.
10. You now will have super close access to main highways. I-10, 99 and the Westpark Tollway are all within an 8-minute drive.
11. The Estates of Chesterfield is a charming small neighborhood with only 110 homes tucked out of the way from through traffic and yet, so close to everything! Just minutes from shopping, banks, grocery stores, hospitals and restaurants.
12. The neighborhood has a well-maintained Junior -Olympic sized pool, tennis courts, basketball hoop, upscale club house and fun park all right around the corner! Why maintain and pay for a pool, when you can enjoy one within walking distance? You can easily rent out the club house and pool for big parties too.
13. The neighborhood is zoned to top-rated schools Fielder Elementary; Cinco Ranch Junior High and Cinco Ranch High School and the school buses pick up right at the front door stop sign.
14. Relaxing walks or high paced jogs with the golf course, green spaces, and walking trails make healthy living a breeze.

15. The neighborhood management falls under the proactive Real Manage Management company and an active HOA Board.

The Yard

16. The “Oh-my-goodness!” front curb appeal will cheerfully welcome you home each day.
17. Stately, mature and recently trimmed oak trees create an inviting shade as you drive up the driveway or just hang outside talking with neighbors.
18. The owner’s green thumb is obvious in the lush landscaping! Your family will enjoy the perennial gardens which feature butterfly bushes, yellow bells, purple banana plants, honeysuckle bushes, blue plumbagoes, roses and more!
19. The 5-zoned sprinkler system with timer keeps everything watered and beautiful.
20. The all-brick mailbox has a welcoming planter.
21. Your bare feet will be oh-so-happy with the updated smooth white driveway.
22. The awesome front stairs with brick steps create an impressive look.
23. The covered front porch is a terrific place to read. Just add some chairs and ice tea for a relaxing evening.
24. There’s a beautiful solid wood and beveled-glass new front door.
25. A large beautiful iron driveway security gate is a practical addition. The brand-new custom cedar fence with 2x12 rot board and a decorative cedar trim wraps you in privacy.
26. The brick security wall in the front provides privacy, an extra parking space, and a place for the kid’s bikes. The flowers inside are stunning!
27. There’s plenty of parking spaces for you and your guests. Let’s just point out here that giving directions to this new home is a breeze. Just tell everyone you’re at the dead end of the entrance and your guests will have no problems whatsoever.
28. Newly-painted curb address with the Texas A&M logo. If you are an Aggie take this as a sign from God. 😊
29. You have extra room to the left as there is added land between the neighbor’s house giving you more privacy and no close neighbors there.
30. There are 2 newly stained back-patio decks! The master bedroom’s private’s retreat is covered pergola and there’s an oak-shaded patio just outside the kitchen for outdoor dining and fun barbecues. The owners are leaving the string lights so all you need is an outdoor table set.
31. Having no backyard neighbors allows for excellent view of the skies. The lot size is a generous 10,800 square feet, which is a terrific size for play and maintenance.

The Entrance & Fish Pond

32. The spacious 2-story entryway/hallway takes you quickly to the downstairs bedrooms, upstairs bedrooms, dining room, kitchen, and to the main living areas. This simple and well-thought-out airy floor plan is seen from the moment you enter.
33. Super cool black steel and walnut staircase are a major focal feature of this home.
34. The oversized 2-story walls of windows are awesome! The sunrises and sunsets are always beautifully displayed in this home. The breathtaking views to the beautiful Texas skies weather be it cheery sunshine or moody thunderstorms.
35. Check out the shiny and easy-to-clean drizzled metallic large tiles at the entrance and surrounding the pond.
36. The massive walnut stained sliding door to the dining room is impressive.

37. What?! An incredible built-in fish pond! The super easy to maintain pond hosts beautiful surrounding lights that are able to change color and worked by remote control. It's fun to watch the gorgeous goldfish dart about in play. The indoor pond has to be seen at night to in order to appreciate the beautiful shimmering reflections that illuminate the walls.

The Living Room, Media Room & Bar

38. These rooms are huge! The sunken living room is 22 x 19 with a 22-foot ceiling, and the raised media room is 20 x 22 with a vaulted ceiling, and so there is plenty of room for all of your furniture and guests.
39. The windows have been recently cleaned and the solar screens have been put out in the garage so you could decide whether you want them up or not.
40. The soaring 22-foot ceiling in the living room has fabulous ceiling molding.
41. The vaulted ceiling in the media room brings in an extra sense of openness.
42. The brand-new stylish three-blade ceiling fan in the media room is super cool.
43. There are dark engineered and real hardwoods throughout.
44. The gray-painted brick fireplace in the living room uses gas and is absolutely gorgeous with the glowing reflective glass fireplace rocks.
45. Everyone will rave above the awesome Carrera matte tile, wood-burning fireplace that reaches the ceiling. What a hit this is on those frosty yet cozy Christmas mornings.
46. The beautiful walnut Wet Bar Rocks! The large counter space and bar sink will be sure to please. The small side bar is a great place for your coffee bar. The current owner woke up every morning to her Breville and enjoyed her coffee while watching the fish in the pond.
47. The owners took out the bar cabinet doors and switched them out for tons of convenient drawers. This extra storage is awesome!
48. There's a hidden bar-sized refrigerator which is super practical to chill your wine or host your coffee bar creamer.
49. The media room has built-in front and rear surround sound speakers.
50. There were also 2-large drawers added to the upper living room, which are terrific for DVD's and your fireplace needs.

The Kitchen & Laundry Room

51. This Pinterest-worthy kitchen has it all! Amazing storage including 28 drawers and 46 cabinets!
52. The large in-kitchen breakfast area with giant windows makes serving a snap.
53. The kitchen and laundry room boast an awesome herringbone pattern tile which is terrific for cleanup and loved by guests.
54. The new West Elm lights with dimmers are sure to please.
55. The all white custom walk-in pantry even has a large spice rack and is hidden by a custom walnut stained sliding door.
56. The huge stainless-steel fridge was moved to a more functional location.
57. The Kitchen-Aid double convection ovens are lined with blue enamel are just 3 years old!
58. There's even a cookie sheets and pan storage space above the ovens.
59. The 5-burner induction stove was just installed, and it's got a pop-up vent hood.
60. The new, gleaming, natural quartz countertops have never been used before and are in pristine condition.
61. The stainless-steel backsplash shines bright and will be a breeze to keep clean.

62. The massive island is filled with tons of storage on both sides and has plenty of room for serving at your next social event.
63. The owners even built-in bookcases for cookbooks and to display your favorite decorative items.
64. The built-in desk is super convenient to set up your laptop and watch your favorite cooking show.
65. All the drawers have been recently updated with soft-closing drawers.
66. The kitchen has a brand-new Reverse Osmosis water purification system.
67. Under-counter dimmable LED task lighting is terrific for those romantic nights.
68. A crushing trash compactor is terrific for trash or recycling.
69. Brand spanking new super quiet garbage disposal.
70. The industrial Krause faucet is a dream to use.
71. The huge stainless-steel sink is terrific for large pots and pans.
72. The large laundry/utility room has a sink, a cleaning closet, lots of cabinets and even a hanging rod.

The Dining and Breakfast Area

73. You and your guests will love eating in these magnificent spaces. Both areas have vaulted ceilings. The dramatic jewel shaped ceiling in the kitchen could easily be painted for even more pronounced look.
74. The multifunctional dining room could also easily be used as a library, office, craft room as you definitely have enough seating in the huge eat-in-kitchen.
75. The curved-wrap-around windows at the west end of the kitchen making for a pleasant area to visit with friends while you cook.

The Bedrooms, Bathrooms & Closets

76. Real, dark hardwoods grace every bedroom.
77. The brand-new downstairs bedroom (or office) at the front of the house was just changed from a small library and enlarged with a nice closet.
78. Some newly painted wood plantation shutters make sleeping in easy.
79. The master bedroom has a marble surrounded gas fireplace! How romantic!
80. Bedroom lights/ceiling fans are gorgeous and create beautiful reflections on the walls at night.
81. The upstairs bathroom boasts new shower tile and a glass door.
82. There are nice-sized walk-in closets in almost every room, and one upstairs is even cedar lined. The downstairs master has terrific built-in drawers and shelves too.
83. Both full bathrooms have hidden drop-in laundry chutes.
84. Updated faucets in each bathroom match the décor beautifully.
85. New modern mirrors are in every bathroom.

The Master Bathroom

86. This spa-like bathroom was just remodeled. The home owners have spent \$24,000 on it and it shows.
87. Carrera matte tile is everywhere! It adorns the floors, shower, the walls behind the sink and even around the bathtub.
88. The amazing claw-foot soaking bathtub is a classic.
89. The incredible oversized frameless, glass shower with body jets will relax you to the core.
90. There's lots of storage and enough floor space for a cabinet.
91. Check out the new lights! The stunning West Elm light above the bathtub is on a dimmer and made with seashells for an unbelievably romantic glow.
92. There's a private fenced-in small garden area outside the bathroom.

The Garage

93. It's oversized with plenty of room for moving around and all your storage needs.
94. The garage was recently painted bright white.
95. You'll love the brand-new epoxy garage floor.
96. Enjoy the ample storage with lots of wall cabinets.
97. The handyman (or woman) of the house will love the giant workbench.

Miscellaneous

98. There are two attics – one in the garage and one in one of the upstairs bedrooms.
99. The exterior vinyl siding has an extra layer of insulation to keep the house cool on those hot summer days.
100. The water softener is a nice benefit and easy to maintain.
101. Three air conditioners are an added benefit as they are zoned to get better cooling throughout. While a couple may be older, we know they work just fine and they were serviced May 2019 by Ashford Air.
102. This house has never flooded and in fact it's so high up it never will. The current owner is a civil engineer and so he knows.
103. The sellers have kept records of the paint colors, extras of tile and hardwoods, appliance manuals for many items, and a list of the contractors they have used - from the AC updates to the lawn service and the housekeeper. They'll leave you a welcome home box with everything.
104. The home owners had planned to add onto the house and we have the architect's plans that will be included in the welcome box. This is a \$3,500 value.
105. There are two French doors – one in the media room and one in the master bedroom.
106. The house is well insulated with blown fiberglass up in the attic, attic vents let any hot air out, and there are terrific sun-blocking and privacy solar tints on the front windows.
107. Valet trash pickup means you don't have to take it out to the curb, they come and get it behind the brick wall. Trash days are Tuesdays and Fridays. There is also recycling on Tuesdays which has to be taken to the curb.
108. The roof and gutters are in good condition.

Financial

109. The home is priced to sell! Check out the comps. Most everything in this house has been updated or completely changed with literally the only exception being the air conditioners, and they have been serviced.
110. Property values continue to climb in this area of Katy. At this price you are getting an incredible deal and making a wonderful investment.
111. The house is well insulated and as we've stated the AC's work well. Our set electricity bill is only \$270/month.
112. Home Owners Association (HOA) fees are fairly priced at just \$850/year.
113. Moving is difficult. Having the architect plans allows you to make this your forever home, if you'd like to grow your family or bring in a parent in the future.