

1123 Guinea Drive

Hillshire Village

ENTRY

- ◆ Large windows for natural light
- ◆ Double closets
- ◆ Saltillo tile floor

LIVING/DINING ROOM (19 X 13)

- ◆ Chandelier (excluded)
- ◆ Beamed ceiling
- ◆ Large window
- ◆ Paneled wall
- ◆ Carpet

KITCHEN (15 X 10)

- ◆ Large window over sink
- ◆ Formica countertops
- ◆ Built-in cutting board
- ◆ Double compartment stainless sink
- ◆ Kenmore side by side refrigerator/freezer
- ◆ Frigidaire electric double ovens
- ◆ Frigidaire electric 4-burner stovetop
- ◆ KitchenAid dishwasher
- ◆ Sharp Carousel microwave
- ◆ Small built-in desk
- ◆ Saltillo tile floor

BREAKFAST ROOM (10 X 8)

- ◆ Large window
- ◆ Ceiling fan with light
- ◆ Pantry closet
- ◆ Saltillo tile floor

POWDER ROOM

- ◆ Wallpaper
- ◆ Formica countertop
- ◆ Mirror
- ◆ Saltillo tile floor

DEN (25 X 16)

- ◆ Paneled walls
- ◆ Ceiling fan
- ◆ Built-in bookshelves with closed storage
- ◆ Wood burning fireplace with gas connection and brick surround
- ◆ Saltillo tile floor

MASTER BEDROOM (14 X 12)

- ◆ Ceiling fan with light
- ◆ Window and glass sliding door with plantation shutters
- ◆ Walk-in closet with built-in shelves
- ◆ 2 additional closets with sliding doors
- ◆ Built-in chest of drawers
- ◆ Carpet

MASTER BATH

- ◆ 2 built-in medicine cabinets
- ◆ Formica countertop
- ◆ Double sinks
- ◆ Shower with tile surround
- ◆ Carpet and tile

All measurements are approximate. No representations or warranties either express or implied are made as to the accuracy of the information contained within this complete brochure or with respect to suitability, usability, feasibility, merchantability, or condition of any property described herein.

1123 Guinea Drive — Page 2

2ND BEDROOM (12 X 12)

- ◆ Window with plantation shutters
- ◆ Closet with sliding doors
- ◆ Carpet

3RD BEDROOM (12 X 13)

- ◆ Ceiling fan with light
- ◆ Window with blinds
- ◆ Walk-in closet with built-in shelves
- ◆ Carpet

FULL BATH

- ◆ Window
- ◆ Built-in medicine cabinet
- ◆ Cultured marble countertop
- ◆ Double sinks
- ◆ Tub/shower combination
- ◆ Carpet and tile

LAUNDRY ROOM (10 X 8)

- ◆ Broom closet
- ◆ Kenmore 80 Series Washer
- ◆ Kenmore 90 Series Gas Dryer
- ◆ Saltillo tile floor

WORKSHOP (9 X 8)

- ◆ Window
- ◆ Concrete floor

PROPERTY PROFILE

Year Built: 1960
Square Feet: 2,286 / Appraisal District
2018 Taxes: \$19,527. w/o exemptions

MAINTENANCE FEE

One Time Deposit \$500.00
Water, sewer and trash

SCHOOL DISTRICT

- ◆ Valley Oaks Elementary School
- ◆ Spring Branch Middle School
- ◆ Memorial High School (Spring Branch)