

6619 Edloe

COMPASS

Southside Place



House Overview

Bedrooms	4 or 5
Baths	4 Full + 1 Half
Square Feet	4,997 per HCAD
Lot Size	7,750 per HCAD
Year Built	1998 per HCAD

Living Room 15' 3" X 11' 8"

- Hardwood floor†
- Cased opening to foyer
- Windows with plantation shutters overlooking front and side yards
- Recessed lighting
- Crown molding

Dining Room 15' 11" X 13' 9"

- Hardwood floor†
- Cased opening
- Windows with plantation shutters overlooking side yard
- Chandelier lighting
- Recessed lighting
- Crown molding

Breakfast Room 10' 11" X 10'

- Hardwood floor†
- Open to kitchen
- Windows overlooking backyard
- Chandelier lighting
- Recessed lighting
- Crown molding

Kitchen 19' 11" X 14' 3"

- Hardwood floor†
- Carrara marble countertops
- Carrara marble backsplash
- Island with cooktop and breakfast bar
- Subzero refrigerator
- Thermador double wall ovens
- Built-in microwave
- Walk-in pantry
- Wet bar with Carrara marble countertop and backsplash with barstool seating
- Butler's pantry with Carrara marble countertop and backsplash
- Recessed lighting
- Crown molding

Family Room 19' 3" X 14' 3"

- Hardwood floor†
- Wall of glass windows and door leading to back patio
- Fireplace with black limestone surround and wood mantle
- Custom built-in cabinets and open shelving flanking fireplace
- Chandelier lighting
- Recessed lighting
- Crown molding

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

Master Bedroom 21' 7" X 17' 11"

- Hardwood floor installed 2019†
- Windows overlooking back and side yards
- Fireplace with black limestone surround and wood mantle
- Recessed lighting
- Chandelier lighting
- Crown molding

Master Bath 17' X 11' 4"

- Marble tile floor
- Separate vanities with marble countertop
- Walk-in shower
- Soaking tub
- Huge walk-in closet with built-in drawers and shelving
- Custom built-in cabinets
- Chandelier lighting
- Sconce lighting
- Recessed lighting

Secondary Bedroom 13' 4" X 11' 8"

- Carpet installed 2019†
- Windows with plantation shutters
- Large closet
- Jack and Jill bathroom
- Flush mount lighting 2019
- Crown molding

Secondary Bedroom 15' 11" X 12'

- Carpet installed 2019†
- Windows with plantation shutters
- Large closet
- Jack and Jill bathroom
- Flush mount lighting
- Crown molding

Secondary Bedroom 14' 10" X 11' 8"

- Carpet installed 2019†
- Windows with plantation shutters
- Large closet
- Ensuite bathroom
- Flush mount lighting
- Crown molding

Third Floor Game Room 27' X 12' 6"

- Possible 5th bedroom
- Pitched ceiling
- Full bathroom for entire third floor area
- Windows overlooking back yard
- Recessed lighting
- Fan
- Large walk-in floored attic access with extra storage

Third Floor Study 17' 8" X 7' 8"

- Possible 5th Bedroom
- Pitched ceiling
- Full bathroom for entire third floor area
- Built-in desk and cabinet space with open shelving
- Windows overlooking side yard
- Flush mount lighting
- Large walk-in floored attic access with extra storage

Third Floor Extra Room 14' X 8' 11"

- Pitched ceiling
- Full bathroom for entire third floor area
- Windows overlooking side yard
- Flush mount lighting
- Large walk-in floored attic access with extra storage

Outdoor Space

- New fence 2019†
- Pool sized yard
- Large wooden deck
- Lush green space
- Large two car garage with storage

