

3723 Maroneal

COMPASS

Braes Heights



House Overview

Bedrooms	4
Baths	3 Full + 1 Half
Square Feet	3,343 per HCAD
Lot Size	8,125 per HCAD
Year Built	1997 per HCAD

Family Room 18' 9" X 15'

- Hardwood floor†
- Open to Kitchen and Breakfast Room
- Fireplace with Carrara marble surround
- Custom built cabinetry and open shelving flanking fireplace
- Wall of windows overlooking backyard
- Crown molding
- Recessed lighting
- Fan lighting

Dining Room 13' 11" X 12' 6"

- Hardwood floor†
- Cased opening to Foyer and Kitchen
- Windows overlooking front yard
- Wainscoting wall surround
- Chandelier lighting
- Crown molding

Study 13' 11" X 11' 1"

- Hardwood floor†
- French doors leading to foyer
- Windows overlooking side yard
- Recessed lighting
- Crown molding

Kitchen 14' 11" X 11' 6"

- Hardwood floor†
- Open to Breakfast Room and Family Room
- Carrara marble countertops
- Subway tile backsplash
- Oversized sink with pull down faucet
- Samsung refrigerator†
- JennAir gas range†
- KitchenAid microwavet
- KitchenAid trash compactor
- Recessed lighting
- Crown molding

Breakfast Room 11' 11" X 10' 1"

- Hardwood floor†
- Open to Kitchen and Family Room
- Windows overlooking backyard
- Door leading to backyard and pool
- Chandelier lighting
- Crown molding

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Master Bedroom 18' 2" X 12' 11"

- First floor
- Bay window overlooking backyard
- Fan lighting
- Crown molding

Master Bath 13' 2" X 11' 11"

- Carrara marble tile floor†
- Double vanity with Carrara marble countertop
- Walk-in shower with Carrara marble surround and glass door
- Large soaking tub with window above, overlooking side yard
- Large walk-in closet
- Recessed lighting

Secondary Bedroom 13' 5" X 13'

- Windows overlooking side yard
- Large closet
- Ensuite bath
- Pitched ceiling
- Chandelier lighting
- Crown molding

Secondary Bedroom 12' 8" X 12' 6"

- Windows overlooking front yard
- Large closet
- Hollywood bathroom
- Pitched ceiling
- Fan lighting
- Crown molding

Secondary Bedroom 12' 5" X 11' 10"

- Windows overlooking back yard
- Large closet
- Hollywood bathroom
- Pitched ceiling
- Fan lighting
- Crown molding

Game Room 23' 5" X 14' 5"

- Windows overlooking back yard
- Pitched ceiling
- Fan lighting
- Crown molding

Outdoor Space

- Pool with stone surround
- Lush green space
- Large two car garage with storage

Exclusions

- All drapes & valences (rods convey)
- Chandelier in girl's room (upstairs)
- Chandelier in boy's room (upstairs)

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



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