

13610 Morgan Creek

Houston, Texas 77077

(Energy Corridor)

Sought after waterfront property in 24 hour gated Lakes of Parkway Community. Situated on a cul-de-sac, this two-story home features an excellent floorplan with a first floor master bedroom, spacious living room, open kitchen and dedicated breakfast area, and formal dining room. Master bedroom with hardwood floors, fireplace, sitting room, and huge closet with built-ins. Luxurious master bath with shower and tub. Secondary bedrooms and game room up. Covered outdoor patio area with summer kitchen, spacious yard with room for a pool and wonderful views of the lake and fountain. New interior paint and carpet September 2019.

Built by Kickerillow Custom Homes, two story; 3 bedrooms; 2 full baths; built in 2005; located in 24Hr manned and gated Lakes of Parkway, 4,129 square feet (per Appraisal) on a 7,948 square foot lot (per Appraisal District)

Front Entry Exterior

- Wooden frame front door with oversized single glass pane
- Four pane sidelights on both sides of front door
- Four pane arched transom
- 18" Flagstone flooring

Living (30' x 18')

- 10' 2" Ceilings
- Gas log fireplace with mantel and hearth
- Two double candle beaded wall sconces
- 9' 8" x 6' 8" three pane picture window
- Ceiling fan
- Staircase to 2nd floor with wrought iron balusters and solid wood balustrade
- Recessed lighting
- 8" Baseboards
- Multi-piece crown molding
- 20" Tile floors

Dining (11' x 11')

- 10' 2" Ceilings
- Hanging 7 candle beaded chandelier
- Two panel swinging door to kitchen
- Recessed lighting
- 8" Baseboards
- Multi-piece crown molding
- 20" Tile floors

Kitchen (14' x 13')

- 8' 9" Ceiling
- Granite counters with 4" granite backsplash
- Diagonally laid tile backsplash from granite backsplash to overhead counters with (3"?) granite inserts
- Kitchen Aid dishwasher
- GE double oven with self-cleaning feature
- Over/under style fridge/freezer combo with stainless exterior
- 5 Burner gas range on island

- Walk in pantry with 5 built in shelves on each of the three walls
- Samsung microwave
- Double basin under mount stainless steel sink
- Fresh water dispenser
- Stainless steel gooseneck faucet with detachable sprayer
- Two side by side mini wine fridges with independent temperature control and 12 bottle capacity
- 12 Variable size overhead cabinets
- 18 Variable size under counter cabinets
- 5 Variable size operable drawers
- Bar height island with space for 6 stools
- Arched wall cutout to living room
- Recessed lighting
- 8" Baseboards
- Multi-piece crown molding
- 20" Tile floors

Breakfast (12' x 8')

- 8' 9" Ceiling
- Three candle hanging chandelier with fabric sconces
- Single pane French double doors
- Ceiling fan
- Recessed lighting
- 8" Baseboards
- Multi-piece crown molding
- 20" Tile floors

Powder Room (4' x 4')

- 8' 9" Ceiling
- Clam shaped pedestal sink
- Wall mounted towel rack
- Wall mounted soap dispenser
- Two candle overhead lamp
- Custom stamped wallpaper
- Recessed lighting
- Crown molding
- 20" Tile floor

Walter Bering 713.851.9753
Broker Associate walter.bering@sothebyshomes.com

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Laundry Room – first floor

- Wall mounted ironing board
- Six overhead cabinets
- Two under counter cabinets
- Porcelain sink
- Single handle faucet
- Granite countertops
- Large washer and dryer space
- 24 Piece glass block window
- Single fluorescent light
- 4" Crown molding
- 6" Baseboards
- 20" Tile floors

Master Suite

- **Main Room (16' x 16')**
 - Three sided gas log fireplace with tile surround
 - Built in wiring for wall mounted TV
 - Arched entry to bath
 - Arched entry to sitting room
 - Ceiling fan with built in lighting
 - Multi-piece crown molding
 - 8" Baseboards
 - Hardwood floors
- **Sitting Room (16' x 11')**
 - Ceiling fan with built in lighting
 - Large window overlooking lake
 - Recessed lighting
 - Multi-piece crown molding
 - 8" Baseboards
 - Hardwood floors
- **Bath**
 - Two sinks with tile backsplash
 - All nickel hardware
 - Jetted tub with tile surround
 - Walk in shower with glass door and detachable hand sprayer
 - Glass block window with blinds
 - Designer wallpaper
 - Recessed lighting
 - Crown molding
 - 6" Baseboards
 - 20" Tile floors
- **Closet**
 - Built in belt rod
 - Built in tie rack
 - 10 Drawers
 - 24 Adjustable shoe racks
 - 2 Valet rods
 - 2 Arched windows
 - Fluorescent lighting

2nd Floor Landing

- Built in desk with knee space cutout and under counter storage
- Glass block window with blinds
- Two built in bookshelves with 5 adjustable shelves and electrical outlets

Bedroom 2 (21' x 12')

- Two arched windows with plantation shutters
- Single circular window
- Double door entry
- Patio access via single pane glass door
- Raised ceiling
- Ceiling fan with built in lighting
- Baseboards
- Carpet floors

Bedroom 3 (18' x 13')

- Arched window with plantation shutters
- Single circular window
- Double door entry
- Patio access via 10 pane glass door
- Raised ceiling
- Ceiling fan with built in lighting
- Baseboards
- Carpet floors

Shared Bath for Bedrooms 2 and 3

- Shared between bedrooms 2 and 3 Jack and Jill style (each room has its own sink area, but share the lavatory and shower in the center)
- Linen closet (only on bedroom 2 side)
- Arched window with blinds (only on bedroom 3 side)
- Shower with sliding glass door and tile surrounding
- Tile floors

Game Room (30' x 20')

- Two tiers of seating with 3 leather chairs each
- Built in entertainment center with storage
- Raised ceiling
- Two ceiling fans
- Four windows with shades
- Space for game table
- Arched entryway
- Arched cutout overlooking stairs
- Recessed lighting
- Multi-piece crown molding
- 8" Baseboards
- Carpet floors

Outdoor Patio

- Bull grill
- Bull mini fridge
- Single basin sink
- One additional burner
- Two ceiling fans
- 12" Tile counters
- Flood lights
- Recessed lighting
- 16" Slate flooring

Garage (20' x 20')

- 9' Ceiling
- 6.9' Door height
- Single door with two car capacity
- Additional storage alcove

Miscellaneous

- New interior Paint – September 2019
- New carpet – September 2019