



## House Overview

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<b>Bedrooms</b>	3
<b>Baths</b>	2 Full
<b>Square Feet</b>	2,146 per HCAD
<b>Lot Size</b>	9,230 per HCAD
<b>Year Built</b>	1960 per HCAD

### Family Room 19' 3" X 12' 8"

- Open to Kitchen and Breakfast Room
- Double door leading to back patio and yard
- Custom built cabinetry and open shelving
- Crown molding
- Recessed lighting

### Dining Room 12' 6" X 11' 3"

- Cased opening to Formal Living and Kitchen
- Windows overlooking front yard with plantation shutters
- Chandelier lighting (excluded)
- Crown molding

### Formal Living Room 19' 4" X 12' 11"

- Cased opening to Foyer and Dining Room
- Windows overlooking front yard with plantation shutters
- Recessed lighting
- Crown molding

### Kitchen 12' 10" X 12' 10"

- Open to Breakfast Room and Family Room
- Cased opening to Dining Room
- Corian countertops
- Tile backsplash
- Glass block windows overlooking side yard
- Window above sink overlooking side yard
- Oversized sink with pull down faucet
- Kenmore refrigerator†
- Maytag electric cooktop†
- Maytag double wall oven†
- Bosch dishwasher†
- Whirlpool microwave†
- Flushmount lighting
- Crown molding

### Breakfast Room 12' 10" X 7' 6"

- Open to Kitchen and Family Room
- Windows overlooking side yard with plantation shutters
- Door leading to patio and backyard
- Door leading to utility room
- Chandelier lighting
- Crown molding

## Master Bedroom 15' 10" X 11' 11"

- Window overlooking backyard
- Double door leading to private patio
- Large closet (12' 9" X 6' 6")
- Fan lighting
- Crown molding

## Master Bath 15' 10" X 11' 11"

- Carrara marble tile floor†
- Double vanity with Carrara marble countertop
- Walk-in shower with subway tile surround and glass door
- Sconce lighting
- Recessed lighting

## Secondary Bedroom 14' 1" X 12'

- Windows overlooking front yard with plantation shutters
- Large closet
- Fan lighting
- Crown molding

## Secondary Bedroom 13' 11" X 12'

- Windows overlooking side yard with plantation shutters
- Large closet
- Fan lighting
- Crown molding

## Secondary Bathroom

- Double vanity with Carrara marble countertop
- Tub with shower and subway tile surround
- Sconce lighting
- Crown molding

## Outdoor Space

- Large covered patio
- Lush green space
- Large two car \*garage with storage
- \*Garage sold in "as-in" condition

## Exclusions

- Dining Room chandelier
- Curtains in middle bedroom (rods convey)
- All outside pots with plants



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