

## Special Features

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**Updated Large 2 Story Brick Home Features 6 Bedrooms and 5 Baths  
3 Car, 2 Story Garage w/ Living Area Upstairs  
Oversized Lot at the End of a Quiet Cul-De-Sac  
Immaculate 4256 Square Foot of Living Space Ready to Move In**

### **DOWNSTAIRS**

- Completely Updated in 2016
- Open Living Areas
- Hand Scraped Hardwood Floors Throughout
- New Custom Kitchen Cabinets
- Large Island with Storage
- Granite Counter Tops
- Stainless Appliances: Samsung Gas Flex-Duo Oven, Kitchen Aid Dishwasher, Samsung French Door Refrigerator
- Kohler Apron-Front Farm Sink
- Touchless Moen Faucet
- Instant Hot Water Dispenser
- Large Walk-In Pantry
- Stairway Updated with Hardwood Treads and Iron Balusters
- French Doors Added to the Downstairs Bedroom/Office
- Master Bedroom Features a Large Walk-in Closet
- Master Bath Ensuite Features Separate Vanities, Travertine Floors, marble Counter Tops and Custom Walk-In Shower
- Extensive New LED Lighting: Recessed Lights, Chandeliers, Ceiling Fans and Legrande Under counter Lighting System
- Updated Stack-Stone Fireplace with Pecan Live-Edge Mantle
- Two A/C Units Replaced in 2016 (Downstairs & Upstairs)

### **SMART FEATURES & SECURITY FEATURES**

- Ecobee Thermostat
- Ring Doorbell
- Ring Security Floodlight/Camera on Driveway (w/HDVideo, 2-Way Audio & Alarm Siren)
- Lorex Hardwired Security Camera System (5 High-Def Cameras, w/8 TB Storage)
- Perimeter Sensors
- Monitored Alarm System
- Fire & Smoke Alarm Interconnected System

### **ENERGY SAVING AMENITIES**

- Gas Heat, Stove, Water Heaters & Dryer
- All Window Blinds Included
- Double Pane Windows

### **ADDITIONAL FEATURES**

- One Owner
- Custom Home, Built to Owner Spec; i.e. Windows, Security Wiring Added, etc.
- Elevated Ceilings Throughout First Floor
- Guest Quarters above Garage Provides 660 SF of Additional Living Space with a Full Bath, Kitchenette, Central A/C & Heat
- Gas Water Heater Replaced (8/2019)
- Full-House Water Softener and a Reverse Osmosis Water System in the Kitchen

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## *Special Features*

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PAGE 2

### **ADDITIONAL FEATURES CONT'D**

- All Interior Rooms Freshly Painted (2020)
- A Separate Building Tucked Behind Garage Provides 289 SF of Additional Space for Your Hobbies or Additional On-Site Storage
- New 7' Wood Privacy Fence that has Been Treated with Sealer (2019)
- Two Electrical Panels
- 3-Car Garage with Genie Opener (Replaced 2018)
- Oversized Paved Parking Space For a Big Family On the Go
- In Ground Sprinkler System
- Direct Backyard Access to the Green Belt which Provides Hike & Bike Sidewalks and Access to the
- Neighborhood Fountains, Pool, Tennis Court and Children's Playground
- Beautiful Hardwood Trees Provide Shade to Backyard and House: (4) Oak and (1) Birch (15 yrs old) and a Pear, Pecan and a Prolific Meyer Lemon
- Additional Garage Door on Back of Garage
- No Backyard Neighbors
- No Flooding or High Water on Street or in Neighborhood
- Easy Access to Hwy 290 and Metro Park & Ride for an Easy Commute to Downtown

**Serviced by the Cypress Fairbanks School District and the  
Lone Star Community College System  
23 Miles to Downtown Houston  
Low Tax Rate  
Square Footage Main House: 3596  
Square Footage Garage Apartment: 660  
Year Built: 2002**

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