

6619 Queensclub Drive

Customizations, Information, Amenities & Benefits

SS Kitchen Aid Appliances:

Built-in oven with True Convection (regular oven plus convection feature)

Dishwasher

Microwave

GE Profile Gas Cooktop with Down Draft

White Corian Countertops

Hardwood Floors throughout First Floor

Custom Baseboards and Crown Molding

Bevel Mirrored Doors with Storage in Dining Area

Picture lighting

Custom Antique Vanity in Master Bath

Marble Flooring in Master Bath

Jetted Tub

Extra Closet Shelving Secondary Bedroom

Sprinkler and Drip Irrigation System

Cabinets in Garage with Bump-Out for extra Storage

Recently installed Roof, Kitchen Aid Dishwasher & 27" Oven, Microwave, Paints Inside & Out.

Extended Patio Pavers creates an excellent exterior area for outdoor living.

Single Family Home with a direct neighbor only on one side, green grassy areas surround the lot.

Low Tax Rate: 2.599% (2020 Tax Rate will be available around November, 2020). Tax Rates declined from 2018 to 2019)

Alley Parking: Available behind our garage, plus luckily there is a green area with additional convenient parking for several vehicles next to this home.

HOA annual maintenance includes Trash Service, Lawn Maintenance outside Fenced Patio (mowing, edging, trimming, mulching, etc.), Private Park maintenance, Security and Lighting.

Security: Contract with Constables. There are two dedicated deputies who patrol Champions Creek streets and alleys. They are very familiar with this community, and know who lives here and who doesn't, keeping the crime rate to a very minimum.

Flooding: This part of Queensclub Drive has not flooded. The far end of Queensclub close to Tournament Drive (near Cypress Creek) flooded during the last three flood events. Homes down there flooded during Harvey, as well as houses along Reissen at the Tournament Court intersection towards the Creek, and the houses along Tournament Court across from the Creek. During the height of Harvey's flood, our part of Queensclub took on water, but remained passable, and receded quickly. Water did not encroach the courtyard in front of the house at all, nor did water encroach the Champions Golf maintenance field behind us. Our part of the street did not take on any water whatsoever in the other floods.

A \$13.3 million drainage and road improvement project: Near or at completion on Champions Road is a new, wider concrete road and a brand-new walking path sidewalk. Champions Road dead ends at Cypress Creek, at which Raveneaux is visible on the other side. The castle-like structure on the left at the end of Champions Drive is Chateau Cocomar, a fantastic wedding and event venue.

Neighborhood includes all ages -- active adults, working couples, young professionals, families with children. Neighbors nearby include professionals, retired and active teachers, school administrators, a young couple with elementary age children, widowed or divorced ladies living alone, and retired couples. Everyone is very friendly and caring, yet respectful of privacy. No busy bodies. Many residents walk in the mornings and evenings. Quite a few residents have small dogs. No barking or noisy dogs at all around us. All the pet owners have been very responsible, and the dogs are friendly.

Champions Golf Club is on other side of Champions Drive. The golf club maintenance field is behind the garage alley, therefore there will not be any other residences nor businesses and the alley will remain private. Although the field is normally empty and quiet, Champions is preparing to host the 2020 US Women's Open in June (now postponed to Dec 2020) and has set up materials in preparation in the field. The last time the field was set up like this was for the 2003 Tour Championship.

Shopping/dining: Vintage Park area has great restaurants and shopping, including HEB. Two Kroger stores are nearby. On 1960 is a Randall's, Target, Willowbrook Mall, Costco, restaurants of all types from Chick-Fil-A to neighborhood favorite Campioni's to Pappadeaux and Pappacitos. Very convenient.

Medical: Hospitals and medical care facilities nearby: Willowbrook Methodist, St. Luke's Vintage including Family Birthing Center, Vintage Park Cardiovascular Heart Hospital, Encompass Health Rehabilitation Hospital, and RediClinic Vintage Park.

Other: Lanier Theological Library and Chapel on Hargrave Road is a hidden gem, open to the public. Barbara Bush Public Library on Cypresswood.

Local Gardens: Two tracts of land on east side of Cutten Rd at the intersection of Cherry Hills Drive are being developed by utility district as Gardens, a peaceful area for walks, sitting, meditating and picnics.

Local Parks:

Cy-Champ Park: Fallen Warriors Memorial and the Cy-Champ Service Dog Memorial nearby on Cutten and Hargrave Roads. This clean, family-friendly, linear park along Cutten Road has a playground, picnic tables, water fountain, and a marked, narrow, 2.4-mile trail to walk, jog, or run, no bikes allowed. The trail surface has compact crushed granite and asphalt.

Kickerillo-Mischer Preserve, an 80-acre nature property that includes Marshall Lake, 1.7 miles of paved walking trails, several unpaved natural areas, three fishing piers, canoe launch, restrooms, covered picnic area, is on Chasewood Park Dr near Hwy 249.

Meyer Park: On Cypresswood near Champion Forest, Meyer Park is a 180-acre facility with 26 soccer fields (ten are lighted), two unlighted softball fields, a basketball court, barbecue pavilion, gazebo, paved trails, nature trails, duck pond, a three-acre fishing lake, picnic tables, barbecue grills, two age-specific playgrounds, 15 exercise stations, and rest room facilities. Connects via a walking trail to Collins Park on the North East.

Collins Park: Collins Park is a 55-acre facility with five lighted softball fields, four lighted baseball fields, one unlighted soccer field, one sand volleyball court, two playgrounds, a skate park, nature trails, picnic tables, barbecue grills, rest room facilities, a canoe launch, and limited access to fishing along Cypress Creek.

Nearby Playground: Recently opened on Cypresswood at the end of Cutten Road.

Raveneaux Country Club: Raveneaux Country Club offers a semi-private golf course open to the public. There are paved nature walking trails in Raveneaux. Harris County Flood Control District (HCFCD) purchased 27 acres of the club land, with full intent to try to purchase the remaining 206 acres to create a detention area. While HCFCD is firm that we need flood mitigation, the \$2.5 Billion dollar bond also states that these projects should have multiple uses and amenities for the community. Negotiations are in process between HCFCD and a group of private investors to discuss combining flood mitigation efforts along with the preservation of the golf course and country club. This plan would allow for park and trail connections so we could literally walk from Kickerillo, Raveneaux, Meyer Park and Collins Park.

County Commissioner Cagle and State Representative Harless met with the group of private investors to begin discussions about a flood basin and a golf course and country club all sharing the space. There may be enough land there to incorporate both options and include walking trails and park connections. This would also have to involve HCFCD working with the PUD to put all 250+ acres to work to maintain an 18 hole golf course, club amenities, park trails and lakes -aka flood basins.

Private negotiations continue. The plan is to allow the group of investors to lease the country club from HCFCD. While Flood control builds flood basins, this group would operate the club and course. HCFCD planned to begin to hold public meetings in March so we can learn more about the county's plans and designs. (Postponed due to Covid 19) As soon as a deal is reached, this investors' group also wants to involve the community on new ideas for a more family friendly country club. The club would have a swimming pool and potentially a splash pad, playground and outdoor eating area.