

11818 Westmere

3 Bedrooms || 2 Baths || 2 Car || 2 149 sqft || 8,450 land sqft

Top Reasons Why We Bought The Home

1. Easy access to freeways
2. Easy access to shopping
3. One-story floor plan
4. Quiet neighborhood
5. Restaurants in a variety of price ranges
6. Grocery shopping-Whole Foods, HEB, Sprouts, Walmart, Target
7. Exercise-Terry Hershey Park, tennis courts, play area, & pool at subdivision park, Westside Tennis Club, MAC
8. Oversized master suite: Approx 450sf, 12x12 master closet, master bath with separate tub & shower, dual vanity, LED lighted, blue tooth speaker mirrors, ample space in bedroom
9. Spacious open kitchen with high end appliances: including double ovens, beverage frig, warming drawer, built in microwave, two individual sinks, no touch faucet, added square footage for Costco Closet off kitchen
10. Fenced back yard
11. Trash pick-up twice per week, recycle pick up once per week, heavy trash once per week
12. Kid friendly neighborhood, subdivision competitive sports, subdivision park & playground
13. Wall of windows in the main living area, large (double door) open entry with patio view, dining room view of outside entry.
14. Floored garage attic space for extra storage

Average Utility Costs: Electricity \$120, Water/Sewer \$30, Gas \$40

**Information such as measurements, square footage, material descriptions of the home may not be accurate and should be verified by the buyer prior to purchase of the property. All improvements and utility costs were provided by the seller*

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Improvements You May Not Notice (Over \$120K)

1. **Systems:** Entire house re-piped/2019, Recent duct-work & HVAC equipment/2012, Pex plumbing/2019, Roof/2013
2. **Exterior:** Front Drip irrigation system/2020, New gutters & down spouts/2019, New front doors, patio doors, back door, garage door, all interior doors&hardware/2019, Recent driveway/2015, BBQ/smoker shed cover from elements, Gutters and downspouts on all horizontal eaves, Atrium with water fountain, LEF Brushed nickel sconces: front entry, garage front/side, and interior patio, Replaced Front elevation and side elevation siding and trim , Foundation repairs 2010/2013 warranty transferable, Blood orange tree in front yard, Light timers/3: patio, front entry, garage portico. Settings; Daylight savings, latitude, dawn/dusk, New Landscape with uplighting and drip irrigation in front beds
3. **Interior:** New ceiling fans/ 2019, Programmable thermostat & SimplySafe security system & doorbell w/camera/2019, Adjustable white led lights, Crown molding throughout, layered crown molding in living and dining room, RSL French patio doors 2019 with internal mini blinds with dual modes, Wood encased double pane windows
4. **Kitchen:** Brand New kitchen
 - i. **Appliances:** refrigerator/2013 with over cabinets, microwave with matching surround/2019, double oven/2019, under counter wine refrigerator 30 bottle max
 - ii. **Range:** Capital cooking 5 burner range featured on many cooking channels with vent hood/2019
 - iii. **Cabinetry:** \$30K Norcraft cabinetry contains a Rev® shelf, two deep drawers for pots and pans, dual spice racks, and a pot filler, 27" silverware drawer
 - iv. **Hardware:** Brush nickel Caroline arch hardware
 - v. **Sinks:** Dual sink Kraus better than Koehler vegetable sink with food disposal and large sink
 - vi. **Utility Room:** Costco pantry dual chrome shelving, washer&dryer/2015
 - vii. **Bathrooms:** New valve for tub&shower in hall bath/2019, Master bath raised 36" vanity with Bluetooth selfie mirrors for music and phone conversations with pullouts and appliance drawer with four outlets, whirlpool tub floor to ceiling corner cabinet mirror, Hall bath with vanity medicine cabinet with 180 degree view with Valore custom shower head: above, wand and torso flow
5. **Living Areas:** Fireplace with display case surround, Wall mounted 56" Samsung tv stays
6. **Bedrooms:** Master bedroom tile floor with pocket doors for maximum space, Master bedroom closet with full wall armoires, Secondary bedrooms ceiling fan, led with dimmer switches, modern dual usb/electrical outlets with one surge outlet
7. **Garage:** Freezer/2016