

318 Park Trail

COMPASS



House Overview

Bedrooms	3 or 4
Baths	3 Full + 1 Half
Square Feet	4,697 per HCAD
Lot Size	5,673 per HCAD
Year Built	2007 per HCAD
Special Features	Elevator to all Three Floors Two Utility Rooms in House Three Car Garage

Living Room 16' 7" X 18' 2"

- Hardwood floor†
- French doors and windows leading to balcony, overlooking front yard & park
- Cast stone fireplace
- Beamed ceiling
- Chandelier lighting (excluded)†
- Recessed lighting
- Crown molding

Dining Room 18' 2" X 16' 7"

- Hardwood floor†
- Open to Living Room
- Currently being used as second living space
- Windows overlooking pool and yard
- Beamed ceiling
- Chandelier lighting (excluded)†
- Recessed lighting
- Crown molding

Breakfast Room 20' 2" X 9' 3"

- Hardwood floor†
- Open to kitchen
- Windows overlooking pool and yard
- Built-in banquet seating
- Chandelier lighting
- Sconce lighting
- Recessed lighting
- Crown molding

Kitchen 20' 1" X 14' 8"

- Hardwood floor†
- Granite countertops
- Travertine backsplash
- Island with sink and breakfast bar
- GE Profile built-in refrigerator
- JennAir gas cooktop with 6 burners plus griddle
- FrigidAire double wall ovens
- Large sink with window overlooking pool and yard
- Built-in microwave
- Large walk-in pantry (could be divided for bath for Study)
- Chandelier lighting
- Recessed lighting
- Under-counter lighting
- Crown molding

Study 14' 1" X 11' 11"

- Hardwood floor†
- Windows with plantation shutters overlooking back and side yards
- 24 Linear feet of built-in file drawers
- Built-in bookshelves
- Recessed lighting
- Crown molding
- Possible 4th bedroom/bath potential from large pantry

Wet Bar/Wine Room 7' 8" X 7'

- Open to Living and Dining Rooms
- Granite countertops
- Cabinets with glass doors
- Built-in wine shelving

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.

† information per seller

Master Bedroom 28' 2" X 18'

- Large enough for several seating areas
- Windows overlooking front and side yard and park
- Pitched ceiling
- Chandelier lighting
- Recessed lighting
- Crown molding

Master Bath 24' 11" X 10' 5"

- Separate vanities with Crema Marfil marble countertops
- Walk-in shower
- Large garden tub with window overlooking pool and backyard
- Two large walk-in closets with built-in shelving
- Two additional closets at master entry
- Separate vanity/make-up sitting area
- Chandelier lighting
- Sconce lighting
- Recessed lighting
- Crown molding

Secondary Bedroom 13' 3" X 12'

- First floor bedroom
- Travertine floor
- Ensuite bathroom
- Sconce lighting
- Fan lighting
- Crown molding

Secondary Bedroom 13' X 12' 8"

- First floor bedroom
- Travertine floor
- Ensuite bathroom
- Sconce lighting
- Fan lighting
- Crown molding

Outdoor Space

- Gorgeous heated pool
- Front patio
- Large balcony
- Rooftop deck
- Lush green space with irrigation for garden
- Large three car garage with storage
- Private parking for 5 extra cars

Exclusions

- Two Living Room Chandeliers
- Chandelier in spiral staircase
- Living Room drapes (rods convey)
- Sconces in stairwell
- Washer/Dryer
- Powder Bathroom Mirror

Of Interest

- Walk out the front door to Spotts Park
- Buffalo Bayou Park and all it offers just a short walk out the door
- See <https://buffalobayou.org/visit/> for all the Buffalo Bayou Partnership has to offer YOU!

Park at Memorial Heights

A coveted exclusive community inside the loop, Park at Memorial Heights features beautiful homes within its manned gates.



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