

4909 Tilbury Estates Drive

3 Bedrooms, 2 full and 1 half baths, 2-car garage (plus storage room),
within gated community of Tilbury Oaks

First Floor

Foyer 22x8

- Recessed lights
- Crown molding
- Oversized coat closet
- Marble floor with granite inserts
- Oak stairs with wool Berber carpet
- Elevator shaft
- Iron railing to second floor

Living Room 22x17

- Recessed lights
- Wood floors, with floor outlet
- Crown molding
- Matchstick shades
- 10' ceiling
- Open window view to back patio
- Two window doors, open onto back patio
- Gas log fireplace with stone mantle (double sided to office)

Dining Room 18x14

- 10' ceiling
- Recessed lights
- Crown molding
- Wood floors
- Two floor to ceiling windows with transoms

Powder Room

- Pedestal sink with nickel fixtures
- Crown molding
- Fixture with 3 lights
- Marble floor

Kitchen (17x14) and Breakfast Room (17x9)

- Wood floors
- Recessed lights
- Stainless steel double sink with single handle pull-down faucet (installed 2015)
- Built in microwave
- Granite island with 5 burner Themador stovetop
- Tumbled stone backsplash
- Pendant lighting over island
- Glass front cabinets
- Oak cabinets (restained in 2012)
- Under counter lights
- Walk-in pantry with shelves
- Stainless refrigerator (October 2019)
- Built in microwave (October 2019)
- Double oven, electric with convection options
- Windows around breakfast area, with plantation shutters

Office/Study 16x15

- Wood floors
- Recessed lights
- Coffered ceiling
- Crown molding
- French doors open to living room
- Wall to wall bookshelves, with built in filing drawers
- Double sided fireplace with gas log and marble surround
- Four double windows with transoms and plantation shutters

Den 20x13

- Wood floors
- Built in wine rack and bar (custom built in 2012)
- Crown molding
- Ceiling fan
- Recessed lights
- Two double windows with transoms and plantation shutters

Second Floor

Landing/Balcony

- Wood floor
- Recessed lighting
- Balcony with French door
- Office nook with built-in cabinets (upper and lower)

Master Bedroom 25x18

- Wood floor (installed 2012)
- Five windows with plantation shutters
- Ceiling fan
- Recessed lights
- Coffered ceiling
- Crown molding

Master Bedroom Closet

- Triple hung with pull down clothes rack
- Custom shelving and drawers
- Shoe compartments

Master Bath

- Marble floor
- Two marble vanities with sinks
- Transoms above the sinks
- Marble coffee bar, with sink and space for built-in refrigerator
- Whirlpool tub
- Separate shower with bench and glass block surround

Exercise Room (or closet/nursery/office/hobby room) 11x10

- Crown molding
- Ceiling fan
- Recessed lighting
- Berber carpet (neutral)

Second Bedroom 19x15

- Berber carpet
- Two windows with shades
- Crown molding
- Ceiling fan
- Walk in closet
- Adjoining Hollywood bath (shower with tub)

Third Bedroom 15x14

- Berber carpet
- Wall of windows with plantation shutters
- Crown molding
- Coffered ceiling
- Ceiling fan
- Recessed lighting
- Adjoining Hollywood bath (shower with tub)
- Walk-in closet
- Linen closet

Utility Room

- One window with blinds
- Full size washer and dryer (installed 2016)
- Built in ironing board
- Recessed lights
- Tile floor
- Wet sink with drip dry rod
- Built in cabinets

Patio

- Mature trees and landscaping
- Automatic sprinkler system
- Fountain (pump replaced in December 2018)
- Fenced yard

Garage

- 2-car garage
- Built in storage with cabinets, drawers, pegboards
- Additional walk-in storage space

Updates and Maintenance

- Davey Tree Service; prune, trim, fertilize in 2018
- HVAC systems: zoned for heating and AC; programmable thermostats; new condenser 2012; installed Trane complete HVAC 2015; new blower 2019; new furnace 2020
- Tankless hot water tank installed 2020
- Exterior painting, repairs, maintenance 2012, 2015, 2020

- Custom wine cabinet, 2012
- New wood floor in Master Bedroom, 2012
- Repaired and refinished wood floor in Family Room, 2012
- Gas fireplace, regular service with new remote 2018
- Garage door opener, replaced in 2015
- Terminix, quarterly maintenance

Homeowner's Association

Annual Fee: \$3800

Fee includes: Common area **landscaping** weekly (including area outside of the gate in front of the home), **water**, private **garbage** collection twice a week (by owner's garage door), entrance **gate**, gate telephone system, liability **insurance** for private street and common areas, professional management company fees.

Utilities

Direct Energy: Averaged \$255/month

Centerpoint: Averaged \$27/month

Water: Included in HOA fee