

18 Dove Manor Court

Updates & Special Features

Characteristics:

- ❖ Builder & year: Country Village Homes in 2000
- ❖ Square Footage: 5,563 sqft
- ❖ Bedrooms: 5
- ❖ Full baths: 4
- ❖ Half baths: 1
- ❖ # car garage: 3 car attached garage and 1 car porte-cochere

Notable Features:

- ❖ The well-equipped Gleannloch Estates fitness center is an easy 0.5 mile, 4 minute bike, 10 minute walk without leaving neighborhood.
- ❖ Easy access to the Grand Parkway provides a stress-free, predictable 30-minute drive to IAH Bush Intercontinental airport. HEB is three minutes away on Champion Forest.
- ❖ Large open kitchen, breakfast room and den area allows for simultaneous food preparation, people flow and conversation.
- ❖ Quiet cul-de-sac location with friendly neighbors makes this a most enjoyable place to live.
- ❖ Klein Cain High School is only three miles away, a 7 minute drive.
- ❖ Back staircase allows kids to access their bedrooms without interrupting formal dining and living areas.
- ❖ Garage is tucked away from front view of house.
- ❖ Large 1.03 acre lot and fenced backyard offers private enjoyment of pool area and allows pets ample space for exercise.
- ❖ Configuration of house with three bedrooms, media room and game room area upstairs provides space for teenagers and guests to interact without disturbing the privacy of parents in the master bedroom.
- ❖ Master bedroom and bathroom has his and hers oversized double closets with cedar ceilings and a well-lit reading area with floor to near-ceiling picture windows.
- ❖ Study off the kitchen has ample space, cabinet and counter storage and is fully functional for work.
- ❖ Since 2015, all AC units (2 Trane XV and 1 XR in 2018) and two water heaters have been replaced and upgraded.
- ❖ Frigidaire double oven, Viking microwave, and LG washer/dryers.
- ❖ All new carpet in 2019.
- ❖ Roof replaced in December 2019 with Camelot II premium composite shingle.
- ❖ Kitchen, family, living, dining room and three bedrooms were all freshly painted October 2019.
- ❖ Regal custom pool completed May 2016 includes: A&A in floor pop-up head self-cleaning system which eliminates equipment in swim area and reduces maintenance; the Jandy JXi 400K btu pool & spa heater and TropiCool Artical TC1500 chiller allow setting optimal pool temperature year-round; waterfall flows daily with cleaning pump system, attractive water spout, and colored night light features; two beach children play areas with sun umbrella holders, spa, fire features on sides of waterfall and more. The pool is configured with benches and step seating for 15-20 persons in the water. Pool is accessible from upstairs patio via spiral staircase.
- ❖ There is a full downstairs bath accessible to the outdoor patio enabling wet swimmers to change or visit bathroom without entering the main rooms of the house.
- ❖ Outdoor Patio Features: In 2016 the owners expanded the outdoor patio entertainment area and added a large Chicago Brick 750 pizza oven, gas fireplace, wall-mounted TV, and a granite-top poolside cooking and dining area which provides excellent outdoor entertainment.
- ❖ Upstairs deck has fireplace and sitting area with great views of golf course.
- ❖ The outdoor patio ceiling was replaced in May 2020 with stained wood and a new drainage for top deck was installed.