

# 7403 W Suddley Castle

## FEATURES

### OVERALL

- Located on Jackrabbit No. 5 Green
- 4,248 square foot, per appraisal
- 11,750 square foot lot, per HCAD
- Corner lot
- No flooding!
- Easy access to 290, Eldridge Parkway, Energy Corridor
- Water heater, 2017
- New roof installed, May 2020
- Double pane windows throughout (all rooms except one guest bedroom)
- High ceilings
- 4 bedrooms: Master up, three bedrooms upstairs
- Exterior security camera
- 3 floored attic spaces for storage: one in the garage, one in the second floor hallway, one in the study/4th guest bed
- AC (Upstairs), 2017
- AC down, 2016
- Heater (upstairs & down), 2019
- Note: Ring Security Camera in circle driveway, nest to exterior gate in brick wall façade is only fixed security camera in the home. (All others are mobile)

### FRONT EXTERIOR

- Circular driveway
- Two car garage with automatic garage door, epoxy floor, attic with storage space
- Golf cart attached garage/storage/workshop w/ built-in shelving, pegboard, storage closet, sealed surface
- Courtyard entrance
- Leaded glass front door
- Leaf free gutters
- Sprinkler system installed
- French drains
- Fully landscaped
- Mature oak trees

### BACK EXTERIOR

- In ground pool updated in 2017 with new tile surround, re-plastered, water feature, heater installed, tanning step, splash step, wrap around step/ledge, handicap entrance
- Covered patio with ceiling fan, built-in cabinets, electrical outlets, tv bracket, beadboard ceiling
- Leaf free gutters
- Sprinkler system installed
- French drains installed
- Custom pool cover
- Pool gate installed with child-proof locks
- Flagstone patio floor and flagstone floor surrounding pool
- Gorgeous sunset views
- Large fully fenced yard w/ wrought iron fencing
- Located adjacent to a large greenspace; direct access from back gate
- Professionally landscaped
- Greenspace; plenty of room for playground set and for pets & children to play
- Mature oak trees
- Flood lights
- Ring doorbell installed by back patio door
- Protected tee box: Per seller: Not in the "line of fire" on the golf course\*(no golf balls land in their backyard)

### ENTRYWAY

- Decorative chandelier
- Cathedral ceiling with plantation shutters
- Two story high ceiling
- Leaded glass door
- Built-in Mudd with storage & bench
- Coat closet
- Tile flooring

# COMPASS

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## FEATURES

### FORMAL LIVING ROOM

- Spacious room; plenty of room for a dining table
- Walk-in wet bar with granite countertop, sink, storage cabinets & drawers, electricity & water for ice maker/beverage chiller
- Gas log fireplace with brick wall surround
- Plantation shutters
- Hardwood floor
- Double crown molding
- Baseboards
- Ceiling fan
- Tons of natural light
- Views overlooking pool and backyard
- Powder room is located adjacent to living room

### KITCHEN

- Stainless built-in Jenn-Air built-in French door refrigerator
- Stainless steel Jenn-Air dishwasher
- Stainless steel Jenn-Air self-cleaning oven
- Stainless steel Jenn-Air convection microwave
- Stainless steel trash compactor
- 5-burner stainless Jenn-Air gas cooktop with vent exhaust fan
- Island with granite countertop & storage
- Updated light fixture
- Breakfast bar
- Under cabinet lighting
- Brick flooring
- Beadboard ceiling
- Tons of cabinets

### DINING/BREAKFAST ROOM

- Built-in buffet with granite countertop, clear glass display cabinets with lighting, storage cabinets
- Wainscoting
- Open floorplan with kitchen, ideal for entertaining
- Double door pantry closet
- Utility closet
- Beadboard ceiling
- Brick floor
- Window with plantation shutters

### DEN/FAMILY ROOM

- Opens to kitchen and formal dining/breakfast
- Book display/bookshelves and cabinets
- Perfect for entertaining
- Wood paneling wall
- Brick floor
- Ceiling fan

### UTILITY ROOM

- Washer/dryer connections
- Space for a second refrigerator
- Storage cabinets
- Dry bar
- Brick bar

### FULL BATHROOM DOWNSTAIRS

- Adjacent to the utility room with granite countertop, shower with sliding door; perfect for a pool bath!

### MASTER SUITE

- Spacious room
- Sitting area
- Gas log fireplace with brick wall
- Atrium with stones and pergola
- French doors lead to backyard
- Crown molding
- Ceiling fan
- Carpet
- Lots of natural light

### MASTER BATHROOM

- Steam shower
- Separate oversized jetted tub
- Dual vanities
- Vanity knee space
- His and Hers closets with built-in dressers, shoe racks
- High vaulted ceiling
- Framed mirrors
- Separate water closet
- Linen storage
- Tons of storage space

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## FEATURES

### MASTER BATHROOM CONTINUES

- Ceiling fan
- Display shelves

### SECONDARY BEDROOM #2

- Located upstairs
- Built-in desk with display/bookshelves
- Two double door wall closets w/ built-ins
- Wainscoting
- Window seat
- Updated ceiling fan
- Note: drapes excluded
- En suite bath with newer light fixture, tub/shower combination

### SECONDARY BEDROOM #3

- Located upstairs
- Spacious room
- Vaulted ceiling
- Large walk-in closet with built-ins
- Built-in desk with storage, display/bookshelves
- Updated ceiling fan
- Plantation shutters
- Carpet

### JACK AND JILL BATHROOM

- Jack and Jill bath connecting bedrooms #3 and #4 with newer light fixture, tub with shower combination, storage, under mount sink
- Decorative light fixture

### SECONDARY BEDROOM #4

- Located upstairs
- Recently painted
- Large walk-in closet
- Updated ceiling fan
- Plantation shutters
- Carpet

### STUDY/ 5<sup>TH</sup> BEDROOM

- Located upstairs
- Flexible space: could be ideal study, workout room, bedroom
- Updated ceiling fan
- Chair railing
- Carpet
- Large walk-in closet with built-ins
- Large walk-in cedar closet with built-in
- Private staircase

### GAMEROOM

- Located upstairs
- Spacious room; large enough for pool table and game table
- Built-in cabinets w/ display/bookshelves
- Large cathedral windows with plantation shutters, allow for abundant natural light
- Two ceiling fans
- Vaulted ceiling
- Light dimmers
- Large storage closet located adjacent to this room
- Solar screens recently installed (May 2020)

### HOA: HEARTHSTONE HOMEOWNERS ASSOCIATION

- Managed by PCMI: 281.870.0585
- Annual Dues:

### HEARTHSTONE AMMENITIES:

- Walking trail down Huffmeister
- Hearthstone Park: large covered pavilion can be used for private functions, 1/3mile walking/jogging trail, playground and exercise equipment, ballparks
- Hearthstone Country Club: private club featuring a 27-hole golf course, covered and open tennis courts, golf and tennis pro shops, exercise equipment, casual and private dining, large outdoor covered grill and bar, swimming pool

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