

## ***UPGRADES & FEATURES***

### ***16534 GLORIETTA TURN – HOUSTON, TX 77068***

#### **Exterior:**

- Large Golf Course, Cul-De-Sac 0.34 Acre Lot (14,808 square feet) w/Room For a Pool
- Lake View/Pond View from Front Yard
- Gated Section of Northgate Country Club
- Golf Course Lot Overlooks Hole #3 of the Bridges Course
- Glass Entry Doors w/Glass & Iron Accents
- Faux French Doors to the Formal Dining Room from the Front
- Covered Front Porch
- Custom Landscaping with lighting in the Front & Back Yard
- Private Lake with Sitting Area in Front of Home
- Outdoor Kitchen Area w/Viking Grill and a Refrigerator
- Back Patio is finished with Custom Tile Flooring
- Surround Sound on Back Patio (Also in Entry, Kitchen & Master Bath)
- Large Covered Patio & Un-Covered Section if You Prefer Sunshine
- Iron Fencing to Maximize the Views
- Mosquito Misting System
- Double Paned/Energy Efficient Low-E Windows – Hurricane Enforced up to 125 Mile Per Hour Winds
- Beautiful Fountain in Back Yard
- 3 Car Garage with Epoxy Finished Floors & a Curved Double/Triple Wide Driveway (Garage Doors are 9' wide which allows for larger vehicle parking)
- Work Bench & Additional Storage Shelving in the Garage
- Driveway and walk-way have Stamped/Sealed Concrete Design
- Full House Generac 22 kw Generator with its own gas line (no need for propane tanks)
- Full Sprinkler System
- French Drains

#### **Formal Dining, Family Room & Study**

- Entry has multi-high ceiling entry w/custom lighting/chandelier
- Wood Floors in Entry, Dining Room, and Kitchen/Breakfast Rooms
- Venetian Plaster Type Finish on Walls in Entry
- Formal Study has Paneling & Built in Shelving; a Beautiful Large Window, Multi-level High Ceilings, & Custom Lighting
- Gas Fireplace w/Granite Surround & Beautiful Custom Wood Mantel in the Family Room
- Custom Built-ins in Family Room
- Wall of Windows in Family Room Overlooking Golf Course

- Family room is open to the Kitchen & Breakfast Rooms
- Ceiling Fan & Recessed Lighting in the Family Room
- Surround Sound in the Front Entry (also in Kitchen, Master Bath & Back Patio)

### **Kitchen & Breakfast Room**

- Granite Counters in the Kitchen w/HUGE Center Island & Travertine Backsplash
- Custom 42” Cabinets in Kitchen (White with Antique Finish – hand painted)
- Stainless Gas Cooktop – 5 Burner
- Double Stainless Ovens – 1 is a Convection Oven
- Butler’s Pantry with Wine Refrigerator
- Built-in Refrigerator & Dishwasher have matching custom cabinetry fronts to blend with all other cabinetry
- Stainless Microwave Oven
- Unbelievable Storage in both Kitchen w/pull out drawers
- Surround Sound (Also Available in Front Entry, Master Bath & Back Patio)

### **Game Room**

- Game Room has plenty of space for a regulation sized pool table
- French Doors Lead to the Large Covered Balcony/Lanai with Gorgeous Views of the Golf Course
- Built-In Shelving/Entertainment Center

### **Master Suite**

- Master Suite is Downstairs
  - Large Master Bedroom with Sitting Area
  - Built In Book Shelves/Entertainment Center
  - Trayed Ceilings & a Ceiling Fan
  - Master Bath has Granite Counters, Double Sinks, Separate Oversized Jetted Tub, Large Shower
  - Brushed Nickel Fixtures & Lighting
  - HUGE Walk-In Closet w/Built Ins
  - Surround Sound in Master Bath (Also in Front Entry, Kitchen & Back Patio)

### **Secondary Baths**

- There are a total of 3.5 baths. One is a Jill Bath upstairs & 1 private bath upstairs
- All Baths have Granite Counters, Upgraded Lighting, Fixtures & Mirrors

### **Bedrooms**

- Secondary bedrooms upstairs have built in shelving; large walk in closets, very large space, ceiling fans & high ceilings – Room For King Sized Bedroom Suites
- 2 of the Secondary Bedrooms Feature French Doors that lead out to Large Covered Balconies with Views of the Golf Course
- 1 Bedroom has a Private Bath with Double Sinks & Large Shower
- 2 Bedrooms have a Jack N Jill Bath Set Up

### **Other Interior & Home Features**

- Home Designed by Kevin Young, Architect & Built by Brickland Custom Homes
- Plantation Shutters & Custom Roman Shade Window Treatments
- Custom and/or Double Crown Molding in Most Rooms – including beautiful Trim Work around Doors & Windows
- 8” Baseboards
- Shelled Attic Space Allows for Large Conversion/Finish to a Media Room or 5<sup>th</sup> Bedroom
- Built-in Desk Behind Kitchen/Near Laundry Room
- Laundry Room has Hook Ups for Gas and/or Electric Dryer; Space for a Refrigerator; Great Storage/Cabinetry; Sink & Built In Ironing Board
- Stairway is in the Back of the Home
- 2 – 50 Gallon Water Heaters (Zoned) – Original
- 3 HVAC Systems with 17 Seer Rating – Approximate Age: 1 Large Unit is 1 Year old; 2 Smaller Units are Original
- Radiant Barrier Insulation

***ITEMS FOR SALE***  
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- Golf Cart & Charger Equipment
- 2 Custom Bar Stools in Kitchen
- Upstairs Family Room/Game Room Furniture (Couch, Chair, End Table & Coffee Table)
- Upstairs Game Table & Chair
- Upstairs Balcony Outdoor Rugs
- Artwork in the Powder Room Downstairs
- Dining Room Rug