



*Just  
Listed*

**SOARING SPACES  
CREATE LUXURY FAMILY HAVEN**

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This exceptional 4-bed, 3.5-bath gem inspires with its double-height foyer unfurling a magnificent, curving stairway and balconied second story. Design flourishes pair with smart home security/lighting, ethernet wiring. Fabulous kitchen/butler's pantry, showpiece owners' suite, second staircase.

**15310 CLIMBING BRANCH DR. | HOUSTON 77068**

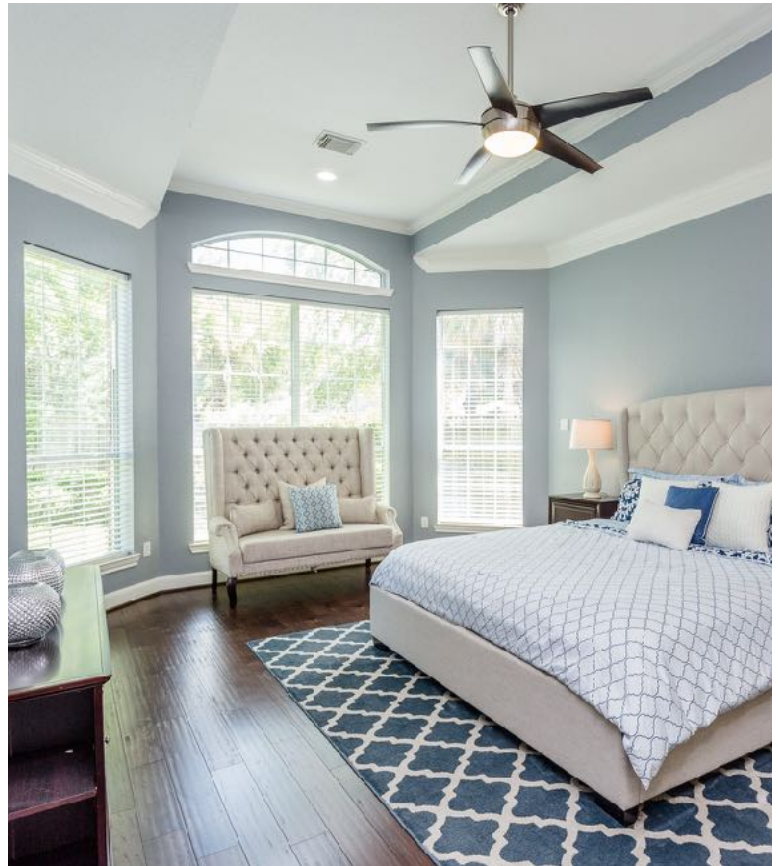
**\$350,000**



## ARTISAN DETAILS, GENIUS FLOORPLAN DELIVER EASY LIVING

Delight in the craftsmanship of this abode's dramatic wide-plank wood floors and staircases' treads, accented by integrated lighting; arched passageways; crown molding; tray ceiling; rounded art nooks; floor-to-ceiling window walls. Fully equipped chef's kitchen/butler's pantry with granite counters; island; stainless-steel appliances, including double ovens. Owners' bath with dual sinks; triple vanities; jetted soaking tub, framed by Tuscan pillars; step-in shower;

three linen closets; occupancy-sensor automatic lighting. On-trend brushed nickel chandeliers with classic crystal beading. Imaginative storage options. Porte-cochere entry; covered access to 3-car garage with enhanced electrical capacity. Plush landscaping with ornamental color, fragrant gardenias, low-upkeep shrubs; leafy canopy; sprinkler system. This gem promises quiet, suburban luxury in an established community.





# FEATURES AND UPGRADES

## SIGNATURE FEATURES

Double Staircases Including Dramatic Curved Stairway in Foyer and Service Staircase From Butler's Pantry, Both With Wooden Treads

Solid Wood Front Door With Single Waterfall Glass Panel and Decorative Wrought Iron With Fan Light and Side Light Surround

Arched Art Nooks Throughout

Den With Soaring Double-Height Ceiling and Ceiling Fan

Traditional Moldings Throughout Including Baseboards, Crown Molding, Chair Rails, and Decorative Trim

Recently Installed Pre-Engineered Wide Plank Wood Flooring (Downstairs)

New Carpet (Upstairs)

Recent Interior Paint

Recently Updated Brushed Nickel Light Fixtures

Porte Cochère Provides Covered Access to Butler's Pantry Entrance

Direct Vent Natural Gas Fireplace With Stone Mantle and Hearth

## CHEF'S KITCHEN

Breakfast Bar Open to Family Room/Den

Granite Countertops With Complementary Tile Back Splash

White Cabinets With Raised Panel Fronts and Brushed Nickel Hardware

Freestanding Island

Large Walk in Pantry

Butler's Pantry

Under-Mount Stainless Steel Sink With Goose Neck Faucet With Pull-Down Sprayer

Stainless Steel Appliances

Natural Gas Range

Built in Microwave

Double Ovens

## OWNERS' SUITE

Oversized Bedroom With Sunny Bay Window

Expansive Primary Closet With Additional Under-Stair Storage

Dual Sinks with Triple Vanity Areas

Three Linen Closet

Private Water Closet

Jetted Soaking Tub

Step in Shower With Low Profile Glass Enclosure

Dual Medicine Cabinets

### **SMART HOME FEATURES**

Ring Doorbell

Slage Smart Locks

Nest Thermostats (Both Levels)

Lutron Occupancy Sensor Automatic Light Switch in Primary Bath

Hardwired Cat-5+ Internet Connectivity

### **INTERIOR FEATURES**

Built-in Shelving and Entertainment Center in Den

Integrated Stairway Lighting

Oversized Laundry Room With Storage and Drying Space

Ceiling Fans in all Bedrooms

Six-Panel Interior Doors With Updated Brushed Nickel Lever Door Handles

Generous Secondary Bedroom Sizes

Convenient Jack and Jill Bathroom Servicing Two Secondary Bedrooms

Upstairs Hall Bathroom Servicing Secondary Bedroom and Upstairs Game Room

Discretely Located Powder Room off Foyer

ADA Height Commodes

Secondary Bedroom With Built in Shelving and Desk

Contemporary Brushed Nickel and Crystal Chandler in Dining Room

Recessed LED Lighting

Insulated/Low-E Windows Throughout

### **EXTERIOR FEATURES**

Detached Three-Car Garage With Additional Electrical Outlets and Covered Passage to Residence

Mature Landscape With Established Oak Trees and a Variety of Ornamental Plants

Brick Exterior With Wood Trim

Covered Front Porch

Covered Back Porch and Adjacent Patio Gutters

Underground Lawn Sprinklers Covering Front and Back Yards

Whole-House Surge Protection System

Dedicated Surge Protectors for A/Cs

### **NON-REALTY ITEMS**

*With an Accepted Offer, the Following Non-Realty Item Will Convey With the Sale of the Property:*

Whirlpool 25 Cu. Ft. 4-Door French Door Refrigerator - Stainless Steel, Model WRX735SDBM00, S/N K54617814

LG 4.5 Cu. Ft. Ultra Large Capacity TurboWash® Washer With SideKick™ – Graphite Steel.– Model WM3770HVA, S/N 701VWXF2Q154

LG 7.4 Cu. Ft. 12-Cycle Smart Wi-Fi Electric SteamDryer - Sensor Dry and TurboSteam - Graphite Steel – Model DLGK3571V, S/N 702KWUC89622



**COME HOME TO  
15310 CLIMBING BRANCH DR.**

*You'll get SOARING CEILINGS, AMPLE SPACE FOR ENTERTAINING, and SPACIOUS BEDROOMS for private time set under a leafy canopy of trees in the established WATERFORD PARK community.*



# FLOOR PLAN

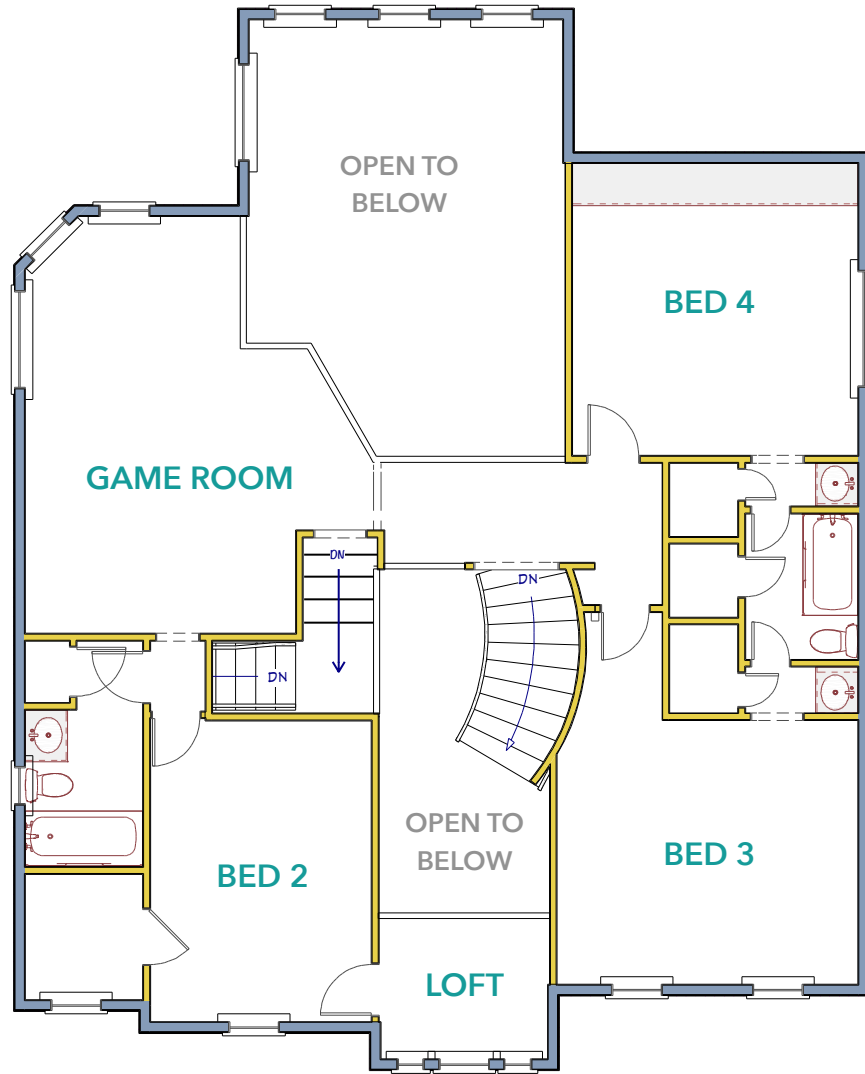
*The spacious residence at 15310 Claiming Branch Drive boasts A FLOOR PLAN BUILT FOR COMMUNAL GATHERINGS that also has plenty of quiet places to tuck away for private time.*



**FIRST FLOOR**

Floor plan provided for marketing purposes only. Buyer should verify dimensions and details.





SECOND FLOOR

## Key Measurements

Den	19 x 16	Formal Living	15 x 12
Kitchen	17 x 14	Dining	15 x 11
Owner's Bedroom	18 x 14	Owner's Bath	26 x 13
Game Room	20 x 12	Bedroom 2	15 x 12
Bedroom 3	14 x 13	Bedroom 4	15 x 15
Bath 2	16 x 6	Bath 3	11 x 5
Study/Loft	9 x 6	Utility	10 x 6

# NEIGHBORHOOD GUIDE

*Your new home is just a stone's throw away from great eateries, hot spots, shopping, wellness facilities, and fun. Here are a few of our **TOP RECOMMENDATIONS** in the area.*

1

## **KLEINWOOD CENTER**

- Plants for all Seasons
- H-E-B
- Soccer 4 All
- Giammalva Racquet Club
- Skate Champions
- LA Fitness

2

## **NORTH OAKS CENTER**

- Hello Sweetie Confectionary
- Willie's Grill & Icehouse
- North Oaks Cinema
- Hobby Lobby
- Game Stop
- GNC
- Dyna Nails
- K&G Fashion

3

## **1960 & STUEBNER**

- The Home Depot
- Spring Creek Barbeque
- Acadia Bar & Grill
- Hieden Feed & Supply
- Randalls
- Hong Kong Food Market
- El Ranchito Meat Market

4

## **CHAMPIONS FOREST PLAZA**

- Barnes & Noble
- Angel Nails Spa
- Tuesday Morning
- T.J. Maxx
- La Madeleine
- Carrabba's Italian Grill
- Rockfish Seafood
- Lupe Tortilla

5

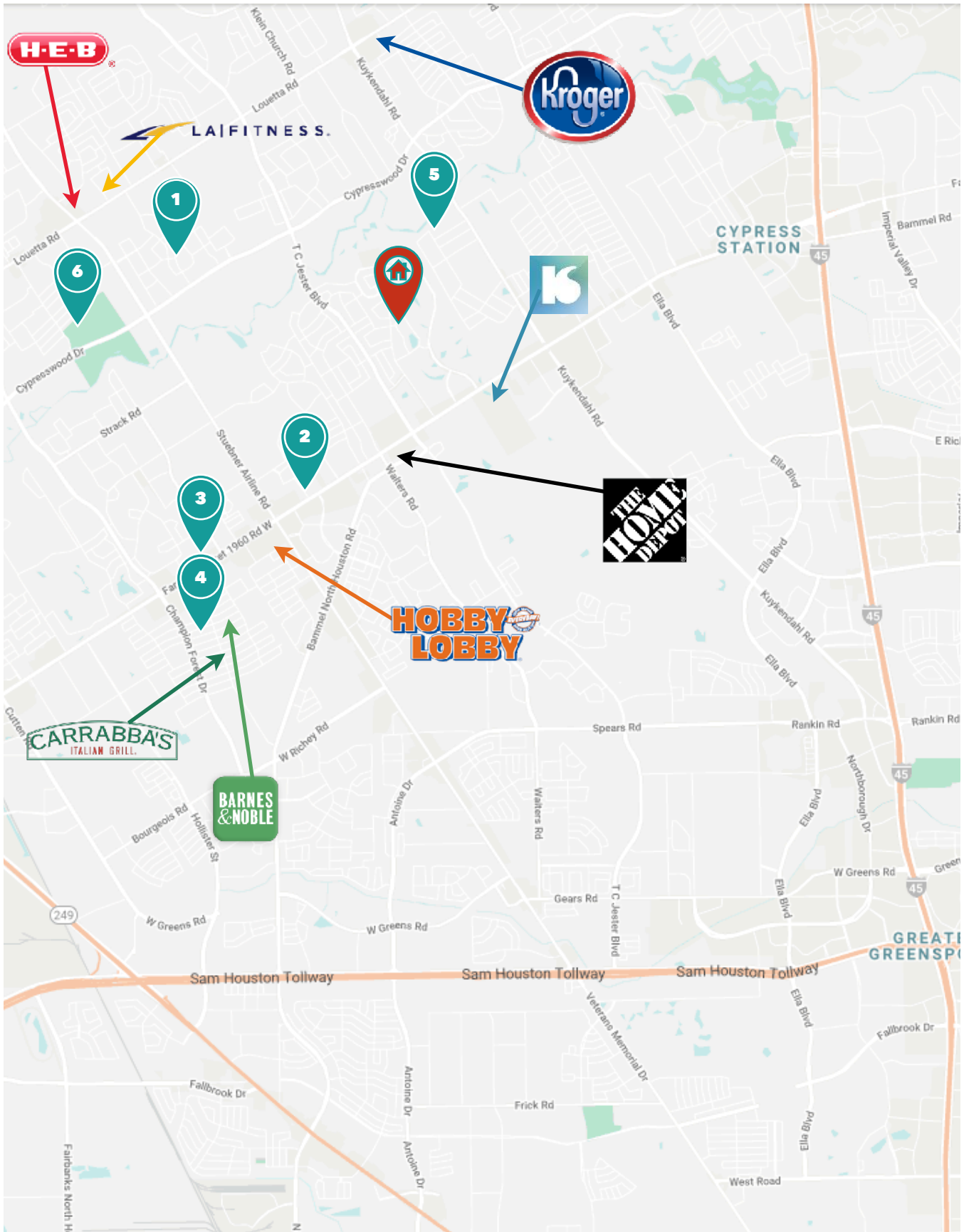
## **NORTHGATE & KUYKENDAHL**

- Spring Medical Center
- Northgate Country Club
- Texas Surfskis & Kayaks
- Mini Academy 4 Kidz
- Nario's Mechanic Shop
- Cavender's Boot City

6

## **CYPRESSWOOD & LOUETTA**

- Pure Fitness
- Meyer Park
- 24 Hour Fitness
- Kroger
- Critter Fixers



# Features

4  3.5  3,818 SF 

Lot Size	9,657 SF
Subdivision	Waterford Park
Property Type	Single Family
Stories	2
Year Built	1998
HOA	\$575/YR
Fireplace	Gas Log
Construction	Brick
Style	Traditional
Garage	Attached/Detached 3 Car
Heating	Central Gas
Cooling	Central Electric
Foundation	Slab
Nearby Parks	Collins, Meyer
Nearby Clubs	Northgate Country Club
School District	Spring ISD
Elementary	Pat Reynolds
Middle	Edwin M Wells
High	Westfield
MLS Number	83589199



Jennifer Vickers is an award-winning Realtor® specializing in inner loop residential properties. Recipient of the HAR "20 Under 40 Rising Stars in Real Estate" and 2019-2020 Texas Monthly Five Star Real Estate Awards, her detail oriented approach has helped Jennifer become a Top Producer since entering the real estate business in 2014. Contact Vickers Properties Group to assist with buying a home, selling or leasing a property, or marketing your next development.

Certifications:

- Master Certified Negotiation Expert
- Graduate, Real Estate Institute



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This is not intended to solicit a currently listed home. Information is deemed reliable, but not guaranteed.