

# 102 EAST BRACEBRIDGE CIRCLE

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## FEATURES

### CHARACTERISTICS:

- ◆ Built: 2002
- ◆ Bedrooms: 5/5 Baths: 4 Full / 1 Half
- ◆ Square Feet: 5,016 / Lot Size 14,939
- ◆ Garage: 3 Car -Oversized Attached

### EXTERIOR FEATURES:

- ◆ Stunning George Mitchell Reserve - Large lot with ***no back neighbors!***
- ◆ Mature trees for summer shade include producing Peach tree
- ◆ Lush landscape and well designed and maintained flower beds
- ◆ All around sprinkler system and French drains
- ◆ Covered patio with finished ceilings, recessed lights and ceiling fans
- ◆ Outdoor living with wall mounted TV stays with home
- ◆ Custom Hubbardton Forge outdoor lighting and LED lights
- ◆ Extensive landscape and tree-top lighting
- ◆ Minutes from I-45, Hardy Tollway, The Grand Pkwy & Sawdust Park & Ride for easy commute throughout Houston
- ◆ Keypad exterior door locks
- ◆ Two new AC units
- ◆ Updated pool equipment
- ◆ Pool bath

### INTERIOR FEATURES:

- ◆ Great entertaining and hosting house
- ◆ Commercial grade Wifi boosters
- ◆ Throughout the home: generous storage, soaring ceilings, speakers and plantation shutters
- ◆ Entire home outfitted with new LED lights
- ◆ Newly painted and re-stained wood floors
- ◆ Second floor newly carpeted
- ◆ New 3 zoned Nest thermostats
- ◆ Fine Art Lamps fixture in formal dining
- ◆ Custom 11 foot light fixture in foyer
- ◆ Wine grotto with wine fridge and custom iron gate
- ◆ Two remote gas fireplaces
- ◆ Huge kitchen with two butler pantries, two large working islands, stainless steel appliances, pull out drawers, undercabinet lighting, pot filler, glass backsplash
- ◆ Primary bedroom down has two large walk-in closets
- ◆ First floor in-law suite
- ◆ Three en-suite generous sized bedrooms up
- ◆ Game and separate Man cave-pool table, bar and TV stay!
- ◆ Large laundry room with sink, space for second refrigerator and upper/lower storage
- ◆ Attic storage-2 entries



**KINK TEAM**  
LUXE