

# 11326 Surrey Oaks Lane

## City of Piney Point:

- Piney Point property benefits including Memorial Village police and fire departments, twice weekly trash (back door instead of street pickup), and Memorial Villages water
- Excellent Spring Branch schools including Memorial Drive Elementary, Spring Branch Middle School and Memorial High School
- Low property tax rate—2.25% (.31% less than City of Houston)

## Overview of the home:

- 4494 square feet, with 5-6 bedrooms, 4.5 baths and a 2 car garage
- Downstairs and upstairs master suites
- Outdoor casita with summer kitchen including Coyote grill and refrigerator
- Andersen Fibrex composite windows. All operable windows are casement.
- Open-cell foam insulation in the rafters, plus tankless water heaters for an energy-efficient home
- 11' first floor and 10' second floor plates

## First Floor:

- Front entry with an iron front door and Bevolo gas coach lanterns
- Study with near floor to ceiling windows, modern chandelier, French doors and a beamed ceiling
- Dining with shiplap accent wall, sputnik chandelier, and a coffered ceiling with cove accent lighting
- Iron and wood staircase with a contemporary-style handrail that compliments the contemporary cased openings
- Family room with dramatic iron window wall by SCL Metal Works, plus a custom iron door to the back yard

## Kitchen:

- Contemporary-style kitchen with Hudson Valley pendant lights, Brizo faucet and a pot filler over the range
- Thermador appliance package including a 48" (30" + 18") refrigerator and freezer, 48" slide-in range, double 30" ovens and dishwasher
- Thermador refrigerator and freezer drawers
- Job-built cabinetry, marble backsplash and durable Silestone countertops
- Island with storage on both sides

## Service Areas:

- Butler's pantry and wetbar with wine refrigerator
- Mud room adjacent to the garage and near the walk-in pantry
- 2 car garage with epoxy flooring and shelving

Downstairs master suite:

- Bedroom with a beamed, vaulted ceiling
- Downstairs master bath with furniture piece vanities
- Modern wall sconces and chandelier
- Freestanding soaking tub
- Oversized frameless shower with 2 showerheads
- 2 spacious walk-in closets with built-in cabinetry
- “Her” closet has washer and dryer hook ups (main laundry room is upstairs)

Second Floor:

- Gameroom with a vaulted ceiling and a large wetbar with counter seating
- Media/flex room with media closet
- Utility room with ample cabinetry and utility sink
- Upstairs master bedroom with sitting area
- Upstairs master bath has 2 vanities, soaking tub and a separate shower
- 3 additional secondary bedrooms and 2 additional bathrooms
- Large walk-in closets in every bedrooms

Back yard:

- Cabana with outdoor kitchen and storage room
- Established landscaping and ample space for a swimming pool