

## 309 Mayerling Drive

This delightful 1 story ranch home features an open contemporary floor plan sitting on a generous 21,875 square foot lot. It is "U" shaped with views of pool from main living areas, master and office. The air-conditioned interior square footage is 4107sf (per 2011 appraisal).

### Exterior Features:

- 3-car garage
- Large treed and landscaped front and back yards
- Multi-zone full-yard sprinkler and drip irrigation system
- 16'x32' pool was resurfaced in 2016. Includes net and cover; new pool pump, filter unit and Dolphin cleaner
- Outdoor covered patio and expansive pool deck
- Master bedroom and BBQ patios
- Garden shed on granite pad
- Lighting for stone walkway along driveway and in flower beds; up lighting and tree down-lighting
- Backyard mosquito system
- 2 fountains - 1 near entry, 1 in backyard
- Long driveway with plenty of parking
- Hardi plank and brick exterior

### Interior Features:

- 5 bedrooms (1 grand master, 3 large, 1 small used as office which has a cedar-lined walk-in closet)
- 4 full bathrooms
- Master suite includes double tray ceiling, tray lighting, French doors to pool patio, and spacious his & her walk-in closet
- Master bath includes BainUltra ThermoMasseur air jet bathtub, frameless glass shower with 2 heads
- Kitchen features include quartz countertops, under cabinet lighting, generous walk-in pantry, and breakfast room with view of pool
- Bosch dishwasher, 1 DCS gas range (stovetop and oven), KitchenAide electric oven, microwave, wine fridge
- Great room with beamed cathedral ceiling, large windows and view of pool

- Dining room with large windows and view of fountain
- Family room, with Bose 5-speaker surround-sound theater system and contemporary gas fireplace
- Large utility room
- Plantation shutters throughout

**Additional Features:**

- Ring video doorbell; house wired for security
- Bose family room system integrated with 3 sound zones and integrated speakers: family and living rooms, outdoor patio
- Full home soft water and filtration system, plus kitchen under sink reverse osmosis system
- 2 water heaters (tankless for bedroom wing and 60-gal electric serving kitchen and utility rooms)
- 2 new AC units (14 SEER 5T 2017, 4T 2019)
- Transfer switch enables powering of house with portable generator

**Record of upgrades and enhancements:**

2006 – replaced under-slab plumbing for entire house

2007 – addition of new master suite and full renovation of kitchen, breakfast room, guest bath

2007 – full landscaping, outdoor ground and tree lighting, 16-zone sprinkler and drip irrigation system, underground drainage and French drain, new concrete driveway

2014 – updated pool bathroom

2015 – updated family room with concrete foundation, LVT flooring, cabinets

2015 – painted full exterior

2016 – added 3rd bay to garage

2017 – painted full interior

2019 – replaced pool filter unit and Dolphin cleaner

2020 – updated kitchen with quartz countertops and tile backsplash

2020 – replaced new side and backyard fencing

BUYERS WANT TO KNOW

ADDRESS: 309 MAYORLING DR, HOUSTON TX 77024

Does your home have a Home Warranty? If so, please provide name & number: NO

Please provide any recent updates: ALREADY PROVIDED

Previous Year's Tax Amount: \$22229

What is the age of the:

A/C: 3 YR

Heater/Furnace: 3 YR

Unit 2: 1 YR

Unit 2: 1 YR

Water Heater: 13 YR

Dishwasher: ~15 YR

Carpet: 13 YR

Other Flooring: 5/13 YR

Interior Paint: 3 YR

Exterior Paint: 5 YR

Roof: 4/13/20 YRS

Stove: ~15 YR

Oven: 13 YR

Fence: NEW

Built-in Micro: 13 YR

Pool/Spa: 4 YR

Pool/Spa Equipment: 1 YR

What is covered by HOA Maintenance Fee? N/A

Average Utilities:

Electricity: High \$34/mo Low \$19/mo (100% RENEWABLE Power Prices)

Gas: High \$70/mo Low \$19/mo

Water: High \$343 Low \$110 (for 2 MONTHS)

Schools: SBISD Elem: MEMORIAL Middle: SPRING BRANCH MIDDLE High: MEMORIAL HS

HOA NAME, PHONE NUMBER, & ANNUAL DUES: N/A