

57 Briar Hollow Unit 5

Houston, Texas 77027

This two-story traditional red brick patio home is one of four patio homes within a small gated development at 57 Briar Hollow Lane. The front entry has an impressive two-story winding wrought iron and wood staircase. The floor plan features large living spaces, lots of natural light, an open kitchen, huge master suite, great closets, study, formal dining room, and formal living room. Nicely appointed with hardwood floors, crown molding and recessed lighting in the first floor living areas; all bedrooms with plantation shutters. Large and private yard area with room for a pool. Convenient location within close proximity to the River Oaks District, Galleria Area, Uptown Park, and other area shops and restaurants. Three of the patio homes at 57 Briar Hollow Lane are available for sale, they are: #2, #4, and #5.

(Three Bedrooms, Two full and one-half Baths, Two car Garage; 3,444 Building sq. ft. (Per HCAD); 6,114 Lot sq. ft. (Per HCAD); Built in 1995 (Per HCAD).)

Living Room – 19' x 16'

- Four 18-lite cased windows
- Gas fireplace with black granite tile hearth and a custom wooden mantel
- Cased entry from Foyer
- Ceiling fan
- Recessed lighting
- 12" Multi-piece crown molding
- 5" Baseboards with quarter round
- 2" Hardwood floors

Dining Room – 14' x 12'

- Two 18-lite cased windows
- 12-Candle hanging chandelier
- Cased entry from Foyer
- Swinging double doors from Kitchen
- Recessed lighting
- 12" Multi-piece crown molding
- 5" Baseboards with quarter round
- 2" Hardwood floors

Foyer

- 20-Lite clerestory window with a 5-lite arched transom and plantation shutters
- 8-Lite hanging iron chandelier
- Solid wood front entry door flanked by two 5-lite sidelights with a 12-lite arched transom
- Curved stairway with hardwood treads and a decorative iron railing
- Cased entry to Family room/Kitchen
- Access to the Powder room
- Coat closet with a hanging rack and overhead shelf
- Recessed lighting
- 12" Multi-piece crown molding
- 5" Baseboards with quarter round
- 2" Hardwood floors

Powder – 9' x 5'

- Porcelain pedestal sink
- Hand towel bar
- Two bulb vanity sconces
- 5" Baseboards
- 12" Granite tile floors

Family Room – 15' x 15'

- Four 18-lite cased windows
- A set of 12-lite French double doors to the patio
- Garage entry
- Ceiling fan with lighting
- Recessed lighting
- 12" Multi-piece crown molding
- 5" Baseboards with quarter round
- 2" Hardwood floors

Kitchen – 12' x 8'

- One 18-lite cased window
- Two 8-lite cased windows

- Corian counters
- 3" White tile backsplash with 3" blue tile trim
- Dual basin sink with chrome faucet and hand sprayer
- Whirlpool dishwasher
- Frigidaire fridge and freezer combo
- Jenn-Air five burner gas range (on island)
- Whirlpool microwave
- Whirlpool oven
- Island with two drawers, two single door cabinets, two double door cabinets, and a serving area with space for three to four stools
- One overhead glass front display cabinet with adjustable shelving
- Eight overhead double door cabinets with adjustable shelving
- Two overhead single door cabinets with adjustable shelving
- Eleven undercounter drawers
- Six undercounter double door cabinets
- Trash can drawer with two bin capacity
- Designated breakfast table area measuring 10' x 9'
- Pantry with floor to ceiling shelving
- Undermount cabinet lighting
- Recessed lighting
- 12" Multi-piece crown molding
- 5" Baseboards with quarter round
- 2" Hardwood floors

Primary Bedroom – 20' x 16'

- Four 12-lite cased windows with plantation shutters
- Tray vaulted ceiling
- Double door entry
- Ceiling fan
- Recessed lighting
- 4" Crown molding
- 4" Baseboards
- Carpet floors

Primary Bedroom Sitting Room – 11' x 9'

- Two 12-lite cased windows with plantation shutters
- Accessible through Master Bedroom via a set of 15-lite French double doors with a single-lite transom
- Tray vaulted ceiling
- Recessed lighting
- 4" Crown molding
- 4" Baseboards
- Carpet floors

Primary Bathroom – 13' x 12'

- Two 12-lite windows with plantation shutters
- Tray vaulted ceiling
- Jetted soaker tub with marble tile surround
- Walk-in shower with glass door, bench seat, and porcelain tile surround with a marble tile trim
- Lavatory closet with recessed lighting, 4" crown molding, 4" baseboards, and 12" marble tile floors
- Recessed lighting
- 4" Crown molding
- 4" Baseboards
- 12" Marble tile floors with 2" diagonally set tile insets

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Master Bath Vanity 1

- Corian countertop and backsplash with integrated sink
- Knee space cutout for makeup station
- Two framed mirrors
- Hand towel ring
- Six drawers
- Three undercounter cabinets
- One undercounter double door cabinet
- One three-bulb Hollywood vanity light fixture
- One eight-bulb Hollywood vanity light fixture

Master Bath Vanity 2

- Corian countertop and backsplash with integrated sink
- Two framed mirrors
- Hand towel ring
- Three drawers
- One undercounter double door cabinet
- One six-bulb Hollywood vanity light fixture

Master Closet 1

- Five hanging racks; one is dress height
- Overhead shelving
- Built-in with four drawers and four shelves
- Two fluorescent light fixtures
- 4" Baseboards
- Carpet floors

Master Closet 2

- Four hanging racks
- Overhead shelving
- Two belt/tie racks with 32 hanging prongs each
- Built-in with four drawers and four shelves
- Two fluorescent light fixtures
- 4" Baseboards
- Carpet floors

Utility – 5' x 5'

- Gas and electric connections
- Two overhead double door cabinets
- Wire rack shelving with a hanging rack
- Fluorescent light fixture
- 4" Crown molding
- 4" Baseboards
- 8" Tile floors

Bedroom 1 – 14' x 11'

- Two 12-lite cased windows with plantation shutters
- Tray vaulted ceiling
- Walk-in closet with a hanging rack and overhead shelving
- Ceiling fan with lighting
- 4" Crown molding
- 4" Baseboards
- Carpet floors

Bedroom 2 – 14' x 12'

- Two 12-lite cased windows with plantation shutters
- Tray vaulted ceiling
- Walk-in closet with three hanging racks (one is dress height), overhead shelving, and a 12-lite cased window with plantation shutters
- Ceiling fan with lighting
- 4" Crown molding
- 4" Baseboards
- Carpet floors

Upstairs Shared Bath – 14' x 11'

- Accessible directly from Bedrooms 1 and 2
- One 12-lite cased window with plantation shutters
- Corian countertop and backsplash with integrated sink
- Framed mirror
- Four undercounter drawers
- One undercounter cabinet
- One undercounter double door cabinet
- One double door linen cabinet
- One double door laundry hamper cabinet
- Tub and shower combo with porcelain tile surround
- One eight-bulb Hollywood vanity light fixture
- Recessed lighting
- 4" Crown molding
- 4" Baseboards
- 8" Tile floors with 2" diagonally set tile inserts

Garage

- Four overhead double door cabinets
- Nine overhead open face cabinets
- Two car capacity
- Two fluorescent light fixtures
- Cement floors