

# 57 Briar Hollow Unit #4

## Houston, Texas 77027

Built in 1993, this patio home is one of four within this gated community. Wonderful floor plan with spacious formal living room with woodburning fireplace, crown moldings, recessed lighting, and built-in bookcases. A set of French doors opens to a beautifully landscaped private front yard and patio with room for a pool. The formal dining room has hardwood floors, crown moldings, high ceilings, and view of the side gardens. Gourmet kitchen and separate breakfast room. Spacious master and two additional generous secondary bedrooms up. 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.

*(Four Bedrooms, three full and one-half Baths, two car Garage; 3,601 Building sq. ft. (Per HCAD); 3,834 lot sq. ft. (Per HCAD); built in 1993 (Per HCAD).)*

### Entry – 23' 11" x 9' 1"

- 9' 11" Ceiling
- 18-Lite window with bamboo shades
- 6-Lite beveled glass front door with decorative web design transom
- Staircase with hardwood treads and a wrought iron handrail
- Slim width double doors to Kitchen
- Access door to garage
- Access to Powder room
- Cased opening to Living room
- Two columns with fluted shafts in Dining room entryway
- Coat closet with one hanging rack and one shelf
- Recessed lighting
- 8" Crown molding
- 5" Baseboards with quarter round
- Hardwood floors

### Living Room – 18' 10" x 17' 9"

- 9' 11" Ceiling
- Three sets of 12-lite French double doors to side yard; one set is functional
- Cased opening to Breakfast room
- Gas log fireplace with faux stone mantel and tile hearth
- Coat closet with one hanging rack and two overhead shelves
- Built-in with two adjustable shelves and a double door cabinet
- Built-in with three adjustable shelves and a double door cabinet
- Recessed lighting
- 8" Crown molding
- 5" Baseboards with quarter round
- Hardwood floors

### Breakfast Room – 11' 9" x 9' 10"

- 9' 11" Ceiling
- Three sets of 12-lite French double doors to side yard; one set is functional
- Access to Kitchen
- Double doors to pantry with five shelves
- Built-in with granite countertop, diagonally laid backsplash, one drawer, knee space cut out, and one overhead double door cabinet with three adjustable shelves
- Recessed lighting
- 8" Crown molding
- 5" Baseboards with quarter round
- Hardwood floors

### Kitchen – 17' 8" x 9' 8"

- 9' 11" Ceiling
- Picture window with bamboo shades above sink
- Granite counters with diagonally laid backsplash
- Stainless steel dual basin sink with stainless steel faucet with hand sprayer and a soap pump
- Stainless steel KitchenAid fridge/freezer combo
- Stainless steel KitchenAid dishwasher
- Stainless steel KitchenAid microwave
- Stainless steel KitchenAid oven
- Jenn-Air four burner gas range

- Six double door overhead cabinets
- Five single door overhead cabinets
- Three undercounter single door cabinets with an adjustable shelf and pull out drawer
- One double door undercounter cabinet with an adjustable shelf and pull out drawer
- One double door undercounter cabinet with an adjustable shelf
- One double door under sink cabinet
- One double door under range cabinet
- Trash can drawer with two bin capacity
- Fifteen undercounter drawers
- Three undercounter extra deep pot and pan drawers
- Bakeware storage drawer under stove
- Undermount cabinet lighting
- Recessed lighting
- 5" Crown molding
- 5" Baseboards with quarter round
- Hardwood floors

### Dining Room – 17' 2" x 14'

- 9' 11" Ceiling
- One set of fixed 12-lite French double doors
- Two 18-lite windows
- Wire mount for chandelier
- Recessed lighting
- 8" Crown molding
- 5" Baseboards with quarter round
- Hardwood floors

### Powder Room – 5' 7" x 3' 11"

- 9' 11" Ceiling
- Vanity with stone countertop and backsplash
- Undermount sink with wrought iron faucet and levers
- Wrought iron toilet paper holder
- Toto 1.6G toilet
- Sea grass wallpaper
- Recessed lighting
- 8" Crown molding
- 5" Baseboards with quarter round
- Hardwood floors

### Primary Bedroom – 19' 5" x 17' 10"

- 8' 11" Ceiling
- Two 18-lite windows with shutters
- Two 24-lite windows with shutters
- Vestibule entry with a double door linen closet with four shelves
- Double doors to coffee bar with three overhead shelves, one undercounter cabinet, and full length mirrors on the inside of both doors
- Double doors to closet with three hanging racks (one is dress height) and three shelves
- Ceiling fan with lighting
- 5" Crown molding
- 3" Baseboards
- Carpet floors

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Walter Bering 713.851.9753

Broker Associate walter.bering@sothebyshomes.com

Martha Turner | Sotheby's  
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**Primary Bathroom – 15' 2" x 13' 2"**

- 8' 11 Ceiling
- One 6-lite window
- "His and Hers" style separate vanities
- Soaker tub with 10" tile surround and stainless steel faucet with detachable sprayer
- Walk-in shower with glass door, 16" tile surround, bench seat, detachable showerhead, and 4" tile floor
- Lavatory closet with a 4-lite window, Toto 1.6G toilet, 5" crown molding, 5" baseboards, and 16" tile floors
- Recessed lighting
- 5" Crown molding
- 5" Baseboards
- 10" Tile floors

**"Her" Vanity**

- Stone counter and backsplash extending to ceiling
- Undermount sink with brushed nickel faucet and handles
- Framed mirror
- Outlets mounted in backsplash
- Medicine cabinet with shelving
- Eight drawers
- Double door under sink cabinet
- Single door under sink cabinet

**"His" Vanity**

- Stone counter and backsplash extending to ceiling
- Undermount sink with brushed nickel faucet and handles
- Framed mirror
- Outlets mounted in backsplash
- Medicine cabinet with shelving
- Three drawers
- Double door under sink cabinet
- Three single door cabinets

**Primary Closet – 12' 8" x 10' 5"**

- 8' 11 Ceiling
- Packing island with eight drawers
- Six hanging racks; three are dress height
- Seven shelves
- Shelf tower with eight adjustable shelves
- Built-in with fifteen drawers and six adjustable shelves
- Fluorescent lighting
- 3" Crown molding
- 3" Baseboards
- Carpet floors

**Bedroom 1 (Back of the house) - 16' 6" x 12' 6"**

- 9' Ceiling
- Three 18-lite windows with shutters
- Double door closet with three hanging racks, three shelves, and two full length fashion mirrors
- Ceiling fan with lighting
- 5" Crown molding
- 3" Baseboards
- Carpet floors

**Jack and Jill Bathroom – 11' 3" x 8' 5"**

- 9' Ceiling
- Consists of one vanity area with access from both Bedrooms 1 and 2, and a washroom accessible through the vanity room
- Double sink vanity with stainless steel handles and faucets
- Framed mirror
- Tub/shower combo with tile surround, built in towel bar, and soap holder
- Two built-in medicine cabinets each with two shelves
- Two double door under sink cabinets
- Three undercounter drawers
- Recessed lighting
- 5" Crown molding
- 3" Baseboards
- Carpet in vanity room
- 8" Tile floors with diagonally set tile insets

**Bedroom 2 – 16' 2" x 13' 11"**

- 9' Ceiling
- Two sets of 10-lite French double doors; one is functional
- Cased alcove with built-in consisting of ten adjustable shelves and three single door cabinets
- Closet with one hanging rack and two shelves
- Domed glass light fixture
- 5" Crown molding
- 3" Baseboards
- Carpet floors

**Bedroom 3 – 18' 3" x 15' 6"**

- 8' Ceiling
- Located on the third floor
- Two 16-lite windows with bi-fold shutters
- Double door closet with one hanging rack, one overhead shelf, three shelves on a side wall, and a full-length fashion mirror
- Ceiling fan with lighting
- 3" Crown molding
- 3" Baseboards
- Carpet floors

**Bathroom – 9' 3" x 6' 7"**

- 8' Ceiling
- Sink with brushed nickel faucet and handles
- Framed mirror
- Tub/shower combo with 6" tile laid vertically halfway up the wall to a blue tile trim with diagonally set 6" tile to the ceiling
- Wall mounted medicine cabinet with two shelves
- Recessed lighting
- 3" Baseboards
- 8" Tile floors with diagonally set tile insets

**Laundry – 7' x 6' 9"**

- 9' Ceiling
- Space for side by side washer and dryer
- Wire hanging rack/shelf
- Two overhead double door cabinets
- One single door cabinet
- Fluorescent light fixture
- 3" Crown molding
- 8" Baseboards
- 8" Tile floor

**Garage – 20' 10" x 19' 5"**

- 10' 7" Ceiling
- 15' 10" x 7' 11" Car port opening
- Two car capacity
- Built in shelf tower with six shelves
- Dual fluorescent light fixtures
- Cement floors