

57 Briar Hollow Unit 2

Houston, Texas 77027

Rare opportunity to purchase a patio home in a gated and wooded community with over a half an acre! The property is on two lots with a house and adjoining vacant lot. The vacant lot well suited for a pool and/or outdoor pavilion. The traditional style three story home has a roomy formal living and formal dining, breakfast area, and island kitchen downstairs. Amazing views from first floor covered screened-in patio. Beautiful hardwoods, crown molding and multi-piece baseboards throughout. Spacious master suite with private deck, spacious master bath with soaking tub and separate shower, double sinks and vanity area with spacious walk-in closets. Additional secondary bedrooms with hardwoods on second floor with shared bath, plantation shutters and spacious closets. Third floor game or flex-room with full bath. Three of the patio homes at 57 Briar Hollow Lane are available for sale, they are: #2, #4, and #5.

(Three Bedrooms, three full and one-half Baths, two car Garage; 3,513 building sq. ft. (Per HCAD); 10,170 lot sq. ft. (Per HCAD); built in 1995 (Per HCAD).)

Foyer - 18' 8" x 8' 1"

- 9' 11" Ceiling
- Arched wrought iron and glass double door main entry
- Arched entry to Garage vestibule
- Arched entry to Living room
- Staircase with hardwood treads, balusters, and balustrades
- Recessed lighting
- 12" Multi-piece crown molding
- 4" Baseboards
- 2.5" Hardwood floors

Powder Room - 8' 1" x 3' 3"

- 8' 8" Ceiling
- 8-Lite window with plantation shutters
- Porcelain pedestal sink with gold plated handles and faucet
- Gold plated towel bar
- Bemis 1.6G toilet
- Recessed lighting
- 5" Crown molding
- 4" Baseboards with quarter round
- 12" Tile floors

Living Room - 22' 4" x 17' 5"

- 9' 11" Ceiling
- Two sets of 12-lite French double doors; one set is functional and opens to the Patio
- Two 18-lite windows with plantation shutters
- Gas fireplace with marble tile hearth and a custom wooden mantel
- Archway to Dining room
- Archway to Kitchen
- Directional art lighting
- Recessed lighting
- 12" Multi-piece crown molding
- 4" Baseboards
- 2.5" Hardwood floors

Kitchen - 14' 11" x 9' 10"

- 9' 11" Ceiling
- Two 12-lite windows with plantation shutters
- One 18-lite window with plantation shutters
- Marble counters and backsplash
- Island with marble tile counters, 6-burner Jenn-Air gas range, a raised breakfast bar, three drawers, one shelf, and a double door under-range cabinet
- KitchenAid stainless steel oven
- KitchenAid stainless steel microwave
- KitchenAid stainless steel warming drawer
- Sub-Zero stainless-steel fridge/freezer combo
- Bosch stainless steel dishwasher
- Four double door overhead cabinets with adjustable shelving
- Three single door overhead cabinets with adjustable shelving
- Six utility drawers
- One deep pot/pan storage drawer
- One double door bakeware cabinet over oven

- Two fold-out sponge drawers
- Trash can drawer with space for two bins
- Two double-door under counter cabinets; one with pull out drawers, one with adjustable shelves
- Double door under sink cabinet
- Swinging door to Dining room
- 6-Bulb hanging light fixture with glass shades
- Under mount cabinet lighting
- Recessed lighting
- 12" Multi-piece crown molding
- 4" Baseboards
- 2.5" Hardwood floors

Dry Bar –

- Marble counters and backsplash
- KitchenAid ice maker
- One drawer
- One undercounter double door cabinet with two pull out shelves
- One overhead double door glass face display cabinet with back lighting and three adjustable glass shelves
- Lattice wine rack
- Undermount cabinet lighting

Dining Room – 14' 11" x 14' 11"

- 9' 11" Ceiling
- Two 18-lite windows with plantation shutters
- 6-Bulb brass chandelier
- Chair railing
- 12" Multi-piece crown molding
- 4" Baseboards with quarter round
- 2.5" Hardwood floors

Covered Patio - 21' 10" x 16' 3"

- 10' 1" Ceiling
- Bamboo ceiling
- Fully screened
- Screen door to backyard
- Metal railings with stacked stone columns
- Water spicket
- Electrical outlets
- Two ceiling fans with lighting
- Recessed lighting
- 16" Slate tile floors

Primary Suite Bedroom – 18' 4" x 17' 6"

- 10' 11" Tray vaulted ceiling
- 15-Lite French door to private patio
- Two 12-lite windows with plantation shutters
- Two ceiling speakers
- Ceiling fan with lighting
- 4" Crown molding
- 3" Baseboards with quarter round
- 2.5" Hardwood floors

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Primary Bath – 15' x 14' 11"

- 8' 11" Coved ceiling
- Double door entry
- His and Hers style separate vanities

• His With:

- Granite countertop and backsplash
- Undermount porcelain sink
- Undercounter cabinet
- Six undercounter drawers
- Wall mounted medicine cabinet
- Framed mirror

• Hers With:

- Granite countertop and backsplash
- Undermount porcelain sink
- Undercounter double door cabinet
- Seven undercounter drawers
- Wall mounted medicine cabinet
- Framed mirror
- Make-up knee space

- Laundry hamper
- Double door linen cabinet with three shelves
- Walk in shower with glass door, tile surround, and bench seat
- Jetted soaker tub set in marble tile surround with access step; set underneath three 8-lite windows with plantation shutters
- Lavatory closet with American Standard 1.6G toilet
- Two ceiling speakers
- Recessed lighting
- 4" Crown molding
- 3" Baseboards
- 12" Marble tile floors with 2" diagonally set black granite insets

Closet 1 – 8' 1" x 5' 11"

- 8' 11" Ceiling
- Four hanging racks
- Two overhead shelves
- Built-in with four drawers and two overhead shelves
- Fluorescent lighting
- 3" Baseboards
- Carpet floors

Closet 2 – 10' 5" x 8' 8"

- 8' 11" Ceiling
- Five fixed hanging racks; two are dress height
- Three drop-down hanging racks
- Packing counter with undercounter double door cabinet
- Shoe tower with eight shelves
- Built-in with four drawers and two overhead shelves
- Fashion mirror
- Fluorescent lighting
- 3" Baseboards
- Carpet floors

Bedroom 1 (Top of stairs) - 13' 9" x 13' 8"

- 8' 11" Ceiling
- Three 12-lite windows with plantation shutters
- Closet with three hanging racks and three shelves
- Ceiling fan with lighting
- 4" Crown molding
- 4" Baseboards with quarter round
- 2.5" Hardwood floors

Bedroom 2 – 16' 3" x 12' 3"

- 8' 11" Ceiling
- Two 12-lite windows with plantation shutters
- Cedar closet with two hanging racks and three shelves
- Double door closet with a hanging rack and two overhead shelves
- Ceiling fan with lighting
- 4" Crown molding
- 4" Baseboards with quarter round
- 2.5" Hardwood floors

Jack and Jill Bathroom – 8' 4" x 5' 8"

- 8' 11" Ceiling
- Jack and Jill style with two separate vanity vestibules, one for each adjacent Bedroom
- Tub/shower combo with tile surround
- 5-Lite arched window over shower
- Bemis 1.6G toilet
- 4" Crown molding
- 4" Baseboards
- 8" Tile floors

Bedroom 1 Vanity:

- Porcelain counter and backsplash with integrated sink
- Framed mirror
- Two undercounter cabinets
- Four undercounter drawers
- One wall mounted medicine cabinet
- Recessed lighting
- 4" Crown molding
- 4" Baseboards
- 2.5" Hardwood floors

Bedroom 2 Vanity:

- One 12-lite window with plantation shutters
- Porcelain counter and backsplash with integrated sink
- Framed mirror
- Two undercounter cabinets
- Four undercounter drawers
- One wall mounted medicine cabinet
- Recessed lighting
- 4" Crown molding
- 4" Baseboards
- 2.5" Hardwood floors

Third Floor Flex Room –

- Divided into two areas with a private stairwell leading up between them
- Third Floor Flex Space 1 – 17' 4" x 11' 3"
- Third Floor Flex Space 2 – 11' 5" x 8' 7"
- Vaulted ceiling
- One 12-lite window with plantation shutters
- Two domed glass light fixtures
- Ceiling fan with lighting
- 4" Baseboards
- Carpet floors

Third Story Flex Room Full Bath – 8' 9" x 5' 10"

- Vanity counter with integrated sink and backsplash
- One undercounter cabinet
- Walk-in shower with handrail
- Chrome towel bar
- Chrome hand towel ring
- Attic access
- Single domed glass light fixture
- 4" Baseboards
- 8" Tile floors

Utility Room - 7' 1" x 5' 6"

- 8' 11" Ceiling
- One 8-lite window
- Gas and electric connections
- Two overhead double door cabinets
- Wall mounted ironing board
- Hanging rack
- Fluorescent lighting
- 4" Crown molding
- 4" Baseboards
- 8" Tile floors

Garage – 20' 6" x 20' 6"

- 10' 5" Ceiling
- Two car capacity
- 8' x 6' 11" Carport opening (x2)
- Shelving system with three shelves
- Dual fluorescent light bars
- Cement floors