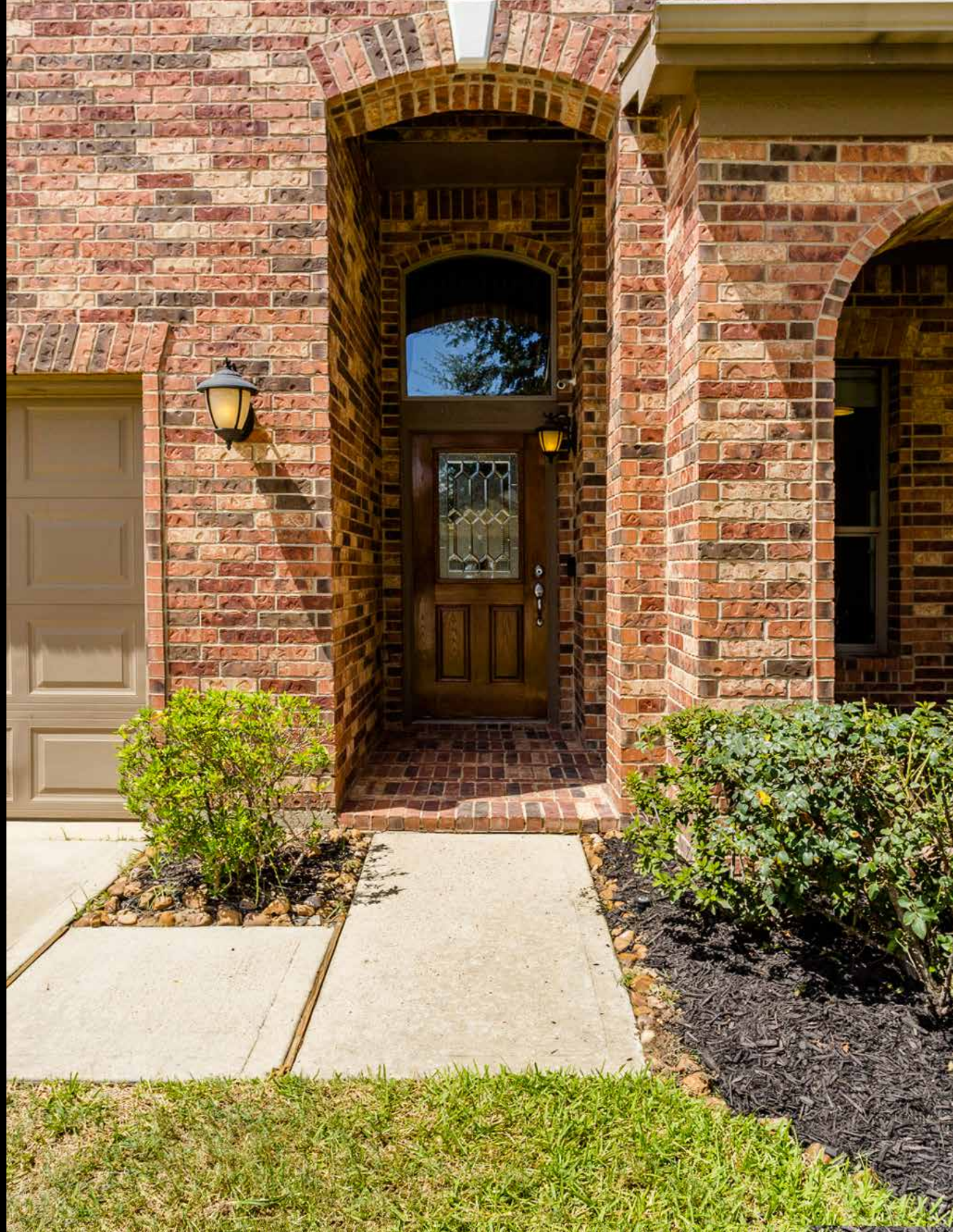




11115 Avery Oaks Lane • Westheimer Lakes

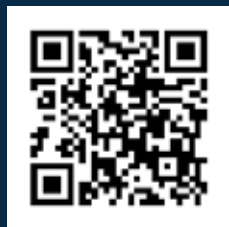
BEAUTIFUL



Located on a quiet street is where you will find this remarkable 2-Story, 4 Bedroom, 3.5 Bath KB Home that expertly extends the living outdoors with large covered front and back Porches. Inside is finely appointed with tile 'wood' floors, beautiful granite and designer paints. Guests enter an extended Foyer. Dining Room will accommodate lots of guests. Family Room is spacious and opens to the Kitchen and Breakfast area. Spacious, light & bright Island Kitchen with gas cooktop and large Breakfast Bar. Remarkable Breakfast Room. Gorgeous Master Suite. Versatile upstairs Gameroom accommodates both a full-size pool table and or a Home Theater. Secondary Bedrooms will not disappoint.



For a high-tech, 3-D tour of this home. Please scan the QR. In doing so, you will be able to see the actual floor plan along with a "dollhouse" view of the home. You will also be able to navigate thru the home with your mouse; going from room to room at your leisure with 360-degree views and from floor-to-ceiling. This enables you to take a complete tour of the home, from anywhere in the world. Amazing!





## FOYER

Upon entering the home, guests are immediately drawn into a long Foyer with sightlines all the way back to the Family Room beyond. To the right you will find a large room encompassing both the Formal Living and Dining Rooms. This looks back to the front door with a leaded glass window and a transom window above that serve to naturally light the space.

## FORMAL LIVING

The Formal Living Room that opens easily to the right of the Foyer and with a view of the Front Porch which allows sunlight to gently filter through.

## DINING ROOM

This Formal Dining Room is as versatile as it is lovely. It is large enough for a long table to seat a host of guests, while warm and comfortable enough to spend a relaxing afternoon as Front Yard views fill the Dining Room with quiet splendor.



## FAMILY ROOM

Large and bright, the Family Room features 18ft. ceilings and plenty of space for oversized sofas and armchairs or a large sectional. The Family Room is well designed for relaxation and leisure, perfect for family movie nights in the comfort and relaxed atmosphere of this beautiful space. "Comfortable" is an apt description for the Family Room that offers the simple sophistication and casual laid-back atmosphere that fits so well with the open, free-flowing floor plan of the home. The stunningly bright Foyer is seen beyond the Family Room, Rich wood look tile floors flow throughout the house and are welcoming and casually sophisticated highlighted by the staircase in the Family Room that is topped with an open railing above.



## KITCHEN

Featuring sleek stainless-steel appliances including a Frigidaire 4 burner gas cooktop, Whirlpool electric oven and microwave, this Kitchen is a chef's dream. Offering loads of storage and ample counter-space, this Kitchen has it all. A center Island is the hallmark of a great Kitchen and this one does not disappoint. Featuring an under mount sink in the ideal location for ease of use, the Kitchen Island is not only exquisitely finished, but a practical feature for daily life.



## BREAKFAST

Boasting the same continued custom-tiled flooring from the Kitchen, this Breakfast Room seamlessly flows within these family living-spaces. This Breakfast Room is ready to host casual weekday dinners, and cups of coffee in the early-morning rays of sunlight that gently make their way through the windows each morning.





## MASTER SUITE

The Master Suite effectively marries style with purpose. The tray ceiling adds drama while the pale and neutral color scheme is soothing. Windows along one wall allows in the filtered sunlight making this space a perfect place to escape from the demands of the day. The Master is not only beautiful, it is also grand in size with plenty of room for dressers and armoire's. Plush carpet and an upgraded ceiling fan add comfort to the personal retreat and sanctuary this Master Suite offers.

The Master Bath fits the form of the rest of the house with space well used and never wasted. Separate his and her Vanities provide both with plenty of separation and loads of storage. The whirlpool tub serves as the focal point of this extraordinary Bath and is finished with beautiful tile that coordinates with the vanities. A jetted royal tub surrounded by tile is the perfect place to melt the cares of the day away, relaxing every muscle and soothing even the mind. The glass shower is both sleek and comfortable, enhancing morning routines and evening rituals.

## GAME ROOM

Featuring a large built-in corner desk with open shelving above and plenty of space for additional furniture, this welcomed downstairs Gameroom is versatile in design and also lends itself to a child's play space, Home Office or any number of needs to meet the desires of any family.



## BED & BATH

Featuring the comfort and convenience of an en suite Bath, plush wall-to-wall carpet, the first of three Bedrooms offers plenty of space for the furnishings of a child's room or guest room. Adjacent to the first Bedroom, this en suite Bath is well laid-out offering plenty of storage. The two other Secondary Bedrooms have soft plush carpet softening the peaceful and calm spaces, light and bright, charming and practical. Guests may never want to leave. The large Bathroom serves the second and third Bedroom in style. Featuring a spacious shower, and a large vanity with plenty of storage.







## PORCH

The backyard would not be complete without a place to BBQ. This large, 12x23, covered Back Porch was designed just for that... entertaining family and friends. Enjoying a morning cup of coffee or a cooled drink in the evening from the comfort of this Outdoor Living Space will surely refresh the body and mind. This additional Patio space for grilling, hosting guests will make outdoor entertaining a breeze.



## BACKYARD

This Back Yard hosts plenty of space for a child's playscape, lawn games of leisurely enjoyment or a game of fetch with the family pet, Far from the sights and sounds of highways and the rush of people, standing here in your own Backyard the shade, the sound of nature can be overhead, birds flitting about and calling out to one another in song, the touch of a gentle breeze as it moves around you, this truly is an escape from the business of the city.





QUIET

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