



11 Hedwig Circle – Hedwig Village

(All information provided as per seller)

5 Bedrooms • 4 Full Baths • 2 Half Baths
6,139 Square Feet – 24,800 Square Foot Lot

First Floor

- Wide-plank hardwood floors throughout living areas
- Barrel vaulted ceiling with bead-board detail in formal entry
- Speakers and recessed lighting throughout
- Utility room with folding space, room for additional refrigerator, sink, hanging space and custom cabinetry
- Formal powder bath adjacent to formal living and dining rooms
- Additional powder bath featuring grass cloth wallpaper located adjacent to kitchen, mudroom and garage entry
- Home office with built-in desk and cabinetry adjoining the kitchen

Kitchen

- Wolf 6 burner plus griddle gas cooktop
- Two electric ovens by Kitchenaid
- Kitchenaid built-in refrigerator
- Kitchenaid icemaker
- Shaw's fireclay single basin sink with brass hardware
- Custom cabinetry
- Oversized wood island with seating
- Walk-in pantry
- Wood beam ceiling detail

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Family Room

- Oversized window overlooking screened-in porch
- Wood beam ceiling detail
- Wood burning fireplace with Segreto plaster surround

Butler's Pantry

- Located between the kitchen and formal dining room
- Subzero wine refrigerator
- Two Kitchenaid refrigeration drawers
- Plumbing for sink already installed within cabinetry
- Custom cabinetry

Dining Room:

- Two sets of French doors leading to the front porch
- Art lighting

Living Room:

- Wood burning fireplace with Limestone surround
- French door access to screened-in porch

Study

- Two sets of French doors leading to the covered front porch
- Custom built-in bookcases
- Pocket doors
- Coffered ceiling with exposed wood beams

Primary Suite

- French door access to screened in porch
- Built-in cabinetry with custom decorative panels and art light accents
- Bay window overlooking backyard
- Barrel vaulted ceiling and marble flooring in bathroom
- Dual sinks with brass hardware
- Electrical outlets in bathroom drawers
- Vanity space with marble waterfall counter and cabinetry with mirrored fronts
- Soaking tub with wall-mounted brass hardware
- Shower with copper rain head showerhead and seamless glass shower door

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- Two fully customized, walk-in closets with built-in dressers and hydraulic pull-out wardrobe lift systems
- Additional cedar closet

Screened-in Porch (11x34)

- French door access from kitchen area, living room and primary suite
- Two fans
- Speakers continued from indoor living areas
- Space for seating as well as dining

Second Floor

- Access to walk-up attic
- Walk-in closets with custom millwork
- Speakers continued in living spaces

Secondary Bedrooms

- 4 secondary bedrooms
- 3 ensuite bathrooms with bathtub shower
- Recessed lighting throughout
- Carpet
- Walk-in closets with custom millwork

Den/ Upstairs Living Room

- Adjacent to all four upstairs bedrooms
- Abundant natural light provided by windows overlooking the backyard and resort style pool

Game Room

- Access to game room from rear staircase located adjacent to kitchen
- Oversized windows providing the backyard and resort style pool
- Spacious closets for storage as well as additional attic storage

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Exterior

- Custom outdoor lighting throughout property
- Completely fenced backyard
- Resort style pool with spa, water feature and tanning shelf
- Covered front porch with recessed lighting accented by gas lanterns
- Kitchenaid gas grill adjacent to screened-in porch and pool area
- Professionally installed putting green

Additional Features

- 4 car garage with epoxy flooring
- Designer tile choices, light fixtures and hardware choices throughout
- Mud room with locker storage just inside the garage
- Additional study nook located on second floor between the two front bedrooms
- 5 minutes to I-10 via Voss Road
- Convenient to downtown, The Medical Center, 610 and 59
- Zoned to Memorial Elementary School, Spring Branch Middle School and Memorial High School

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