

11723 Brook Meadows Ln.

Meadows Place, TX 77477

Long-time owner since 1999, has raised their family here, loved being in the wonderful City of Meadows Place. Mark McGrath Municipal Park is a short distance away and features: Field House, baseball fields and a lake that is stocked with fish (for catch & release). Also, a Community Garden, Outdoor Classroom and Outdoor Gym.

This smart, sensible and charming 3-bedroom, 2 bath brick traditional Perry-built patio home has been well maintained and improved. The home features large living/family room with woodburning fireplace, dining room, kitchen and breakfast rooms. See below for Features & Amenities room-by-room and a summary of Improvements at the end of this write-up including some of the highlights of living in this small-town community and the City of Meadows Place.

#### Front

- Brick/HardiePlank Perry-built (per owner) Traditional one story patio home;
- Landscaped front yard that has: mature trees (oak, crepe myrtle), flower beds;
- Roof replaced in 2008, approx.;
- Foundation repaired in 2020 (master bedroom side of house & entryway).

#### Entry/Foyer

- 4"x8" brick-like tile floor;
- New (2021) stained wood front door with leaded glass insert;
- Chair rail & wainscoting, tan & brown wall color, white ceiling & trim;
- Coat closet.

#### Den/Family Room. 24'x15'

- 13"-square tile floor;
- Chair rail & wainscoting, tan & brown wall color, white ceiling & trim;
- Coffered ceiling with wood beams;
- Wood burning fireplace with brick hearth & surround, wood mantel, Gas line, gas logs in fireplace;
- Niche with shelves (good place for desk or furniture piece);
- 2 windows are south-facing, overlook the back yard and patio area;
- 2 recessed lights, 1 is spot over the fireplace;
- Ceiling fan;
- Door to the outside, back yard and patio.

Dining Room. 10'6x10'

- 13"-square tile floor;
- Chair rail & wainscoting, tan & brown wall color, white ceiling & trim;
- 2 recessed lights;
- 2 windows are south-facing;
- Window pass-through between Dining Room & Kitchen area.

Kitchen. 8'6x7'

- 13"-square tile floor;
- Neutral tone wall color, white ceiling & trim;
- White-painted wood cabinets, laminate counter tops & backsplash;
- 3 recessed lights;
- Stainless steel dishwasher (stainless interior); double electric wall ovens; double stainless steel sinks; electric cooktop with vent hood (vents to outside);
- Window pass-through between Dining Room & Kitchen area.

Breakfast Room. 8'6"x8'

- 13"-square tile floor;
- Neutral tone wall color, white ceiling & trim;
- Pantry;
- Door to utility room & garage past that.

Utility Room.

- 13"-square tile floor;
- Wood cabinets & storage above washer/dryer;
- Gas, Electric, Water connections.

Attached Garage.

- 1 door with automatic door opener;
- Shelving & work bench area;
- Sheet rocked walls.

### Hallway.

- 13"-square tile floor;
- Neutral tone khaki walls, white ceiling & trim;
- Attic access stairs.

### Master Bedroom. 15'x13'

- Carpet, newly replaced as of 2021;
- Neutral tone wall color, white ceiling & trim;
- Sliding glass door leads to side yard (perfect for small patio area);
- Ceiling fan.

### Master Bath.

- 13"-square tile floor;
- Wood cabinet with cultured marble double vanities and counter top;
- Oil rubbed plumbing fixture;
- Metal light fixture, 3 lights;
- Large walk-in shower (2005), new drain assembly, shower pan, raised ceiling, complete re-tile (6"-square tile surround, 4.5"-square tile floor), replaced glass walls & door;
- Medicine cabinet;
- W.c.
- Large walk-in closet with partial cedar walls.

### Hall Bath.

- 13"-square tile floor;
- Neutral tone khaki walls, white ceiling & trim;
- Wood cabinet with cultured marble vanity and counter top;
- Chrome plumbing fixture;
- 2 recessed lights;
- W.c.;
- White porcelain cast iron tub with 4"-square white tile surround.

### Bedroom # 2. (middle) 11'x9'

- Carpet, newly replaced as of 2021;
- Neutral tone wall color, white ceiling & trim;
- 1 window is west-facing;
- Walk-in closet;
- White metal ceiling fan with light.

### Bedroom # 3. (S) 12'4x9'

- Carpet, newly replaced as of 2021;
- Neutral tone wall color, white ceiling & trim;
- 1 window is south-facing;
- Walk-in closet;
- Ceiling fan.

### Backyard.

- Patio;
- 10' wood fence on S-side; 6' on east & west-sides;
- Side yard with wrought iron gate & fence (Master Bedroom has sliding glass door that leads to this side yard, perfect place for small patio area).

### Miscellaneous:

#### Improvements:

2005: Master Bath – New drain assembly, shower pan, raised ceiling in shower, complete retile and new fixtures

2006: Kenmore 13 seer AC system, condenser, new coil, furnace, plenum, drain pan, float switch, electric disconnect and media filter (installed by Sears)

2009: Replaced breaker panel and underground electric (installed by Cook Electric)

2015: Surge protector installed on outside next to AC

2016: Installed custom gate, new gutters

2017: Re-insulated the attic with Blown in insulation

2019: Repainted kitchen cabinets, replaced cabinet hardware, installed recessed lighting in kitchen and dining room

2020: Foundation repaired – master bedroom side of house and in entry way. 7 piers all outside

2021: New front door, painted inside, carpet replaced, freshened landscaping

### Meadows Place.

- Meadows Place is the closest city in Fort Bend County to Houston, incorporated in 1983
- No HOA Fees

- Easy access to major metropolitan area amenities including the arts, sporting events, entertainment, dining, shopping and the Texas Medical Center
- Small town feel, 1 square mile
- Over 12 acres of developed parkland inside its boundaries, park, pool & rec center facilities
- Nearby on Brighton Street is a central park and lake grounds complex surrounding a field house with public restrooms and concession stand. This area consists of 2 fenced-in baseball fields and 2 outside baseball fields with backstops only. A ½ mile jogging trail surrounds the main 8 acre portion of the lake park grounds with additional trail leading up to the lake. There are additional parks and pocket parks located in Meadows Place.
- Community family events like Fourth of July Parade, Christmas Memories and Splash Night
- Meadows Place is a separately incorporated City with Zoning and Deed Restrictions and has a Mayor and City Council, Police Department, Departments of: Public Works, Parks & Recreation, Utilities, Municipal Court & Fire Department
- Schools: Fort Bend Independent School District: exemplary Meadows Elementary School (re-built on-site and newly opened in early 2021); Dulles Middle, Dulles High School