

# 1021 Kipp Avenue

## FEATURES

### OVERALL

- Incredible location with bayfront water access and views
- Massive 76,753 sq ft lot (per survey), with 1/8 mile long fishing dock, incredible pool, and plenty of space to relax and entertain!
- A short (3 minute) golf cart ride away from Kemah Boardwalk with tons of activities including a theme park with rollercoasters, ferris wheel, rides and games, dining and shopping including local favorites: T-Bone Tom's, Tookie's Burgers, Landry's Seafood House, Cool Cow Creamery, Monkey Bar, Voodoo Bar, and many more!
- Watch the Kemah Boardwalk fireworks every Friday night during the summer right from the end your private pier
- Walnut hardwood floors throughout
- Exterior security cameras so you can monitor your home from afar
- Easily accessible (about 45 minutes) from Houston
- Inquire about furniture pieces for sale

### FRONT EXTERIOR

- Great curb appeal
- Attached two car garage with automatic garage door opener, storage cabinets, room for a second refrigerator and/or freezer and hooks for paddle boards
- Great flex room connected to the garage, has a wall a/c unit and is perfect for an exercise room, office, art studio, additional bedroom; you name it!
- Large driveway with plenty of extra parking and room for half basketball court
- Landscaped front yard with mature trees and up lighting
- Sprinkler system installed
- French drains installed

- Long driveway with automatic/electric gate with keypad
- New electronic gate opener (2021)
- Fully fenced
- Massive grass space; plenty of room for kids & dogs to play
- Separate golf-cart garage with automatic garage door opener with storage. Window unit A/C; could make a great office space as well

### BACK EXTERIOR

- Incredible pool, installed in 2010, with built-in table & seating, umbrella holders, automatic pool cover, and decorative mosaic tile inlays
- Heated jacuzzi spa
- Spectacular view of the bay, sunsets and Kemah boardwalk
- 1/8 mile long fishing pier (note: pathway and rails were completely redone in 2021)
- The end of the pier features a fishing dock with commercial fishing lights, fishing pole holders, a filet table with plumbing for a future sink, a covered patio and a bench (note: end of pier was redone in 2021)
- Room/access point to add a boat dock and/or waverunner dock/lift
- Spacious grass space with plenty of room for kids & dogs to play
- Wonderful covered deck and patio for entertaining; plenty of room for outdoor furniture and grill. Pergola features enclosed ceiling fans and twinkle lights
- Another large deck located just off primary suite
- Built-in gas outdoor fireplace with stone bench seating
- Fully fenced yard space
- Sprinkler system installed
- French drains
- Gutters



RACHEL CONKLING  
713.894.9070  
RACHEL.CONKLING@COMPASS.COM

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## FEATURES

### ENTRY AREA

- Gorgeous front entry with dark wood stained door with beveled glass details
- Front coat closet
- Foyer area with recessed lighting, shiplap walls, double crown molding
- Beautiful view of the great room from the top of the entry stairs

### GREAT ROOM

- Spacious room to entertain with large windows overlooking the spectacular view of the bay
- Huge built-in curved stone bar with granite counter tops, ice maker, electrical for a wine fridge, built-in wine racks, storage, open shelving with mirrored backsplash and lighting, plenty of room for barstools
- Antiqued painted wood beams
- Large stone gas fireplace with stone bench and surround
- Built-in cabinetry with room for your tv, open display shelves with lighting and cabinetry underneath
- Shiplap walls
- Double crown molding
- Hardwood floors
- Recessed can lighting on dimmers

### KITCHEN

- Updated Chefs kitchen
- Wolf 5 burner stainless steel gas cooktop
- Stainless steel vent hood with antique painted covering to match cabinetry
- Sub-zero refrigerator with antique painted wood front panel
- Double stainless steel ovens
- Double basin stainless steel sink
- Stainless steel Bosch dishwasher
- Built-in stainless steel microwave
- Expansive island offers lots of breakfast seating
- Antiqued painted cabinetry
- Detailed metal backsplash
- Built-in desk area
- Under cabinet lighting

- Pull-up appliance shelf for heavy appliances, such as a mixer
- Clear glass-front display cabinets
- Recessed can lighting on dimmers
- Open floor plan with dining area
- Plantation shutters

### DINING AREA

- Open floor plan with kitchen
- Large windows looking the deck and incredible bay views
- Decorative light fixture on a dimmer
- Recessed can lighting on dimmers
- Baseboards

### POWDER BATH

- Convenient location by side door for access from the pool and easily accessible from the kitchen/dining area
- Gorgeous stone vessel sink with vanity below
- Decorative mirror
- Two decorative sconces
- Tile floor
- Plantation shutters

### PRIMARY BEDROOM

- Spacious room
- Huge walk-in closet with shelves
- Black out drapes and sheer drapes
- Decorative chandelier light fixture on dimmer
- Hardwood floors
- Double crown molding
- Door opens to access deck, perfect for enjoying a cup of coffee or glass of wine outside!

### PRIMARY BATHROOM

- Marble countertop with dual sinks
- Cabinetry underneath with plenty of storage
- Tile floor with decorative tile detail border
- Large frameless shower with hand-held sprayer, decorative tile details and marble top bench seat
- Large jetted tub with marble surrounding and tile backsplash
- Separate water closet with cabinetry

# COMPASS

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## FEATURES

### **PRIMARY BATHROOM (continued)**

- Two decorative lights
- Under cabinet floor lighting

### **SECONDARY BEDROOM #1**

- Flexible room; could be used as a secondary bedroom, study or gym
- Large closet with built-in drawers
- Decorative light fixture on a dimmer
- Double crown molding
- Plantation shutters with decorative valances
- En-suite bathroom

### **SECONDARY BATHROOM #1 (En-Suite)**

- En-suite with secondary bedroom #1
- Decorative mirror
- Decorative sconces on dimmers
- Large walk-in shower with frameless glass door
- Vanity with granite countertop and cabinetry below
- Plantation shutters
- Decorative drape and rod

### **SECONDARY BEDROOM #2**

- Flexible room that could be used as a secondary bedroom, study or gym
- Closet
- Shiplap style walls
- Decorative light fixture on a dimmer
- Double crown molding
- Plantation shutters

### **SECONDARY BEDROOM #3**

- Flexible room that could be used as a secondary bedroom, study or gym
- Closet with built-in drawers
- Decorative light fixture
- Double crown molding
- Plantation shutters

### **SECONDARY BATHROOM #2**

- Located with easy access for the other two secondary bedrooms
- Granite countertop
- Dual sinks

- Lots of storage
- Two decorative light fixtures on dimmers
- Large jetted tub with decorative tile backsplash design
- Walk in shower with frameless glass door
- Tile floors
- Separate water closet

### **UTILITY ROOM**

- Nicely sized utility room, located inside the house
- Washer/Dryer connections
- Dry bar
- Cabinets for storage
- Tankless water heater



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