

## **14512 Vintage Preserve Parkway – Vintage Di Vita Townhomes**

### **Information and Features:**

Located in 630 Acre Vintage Master Planned Community

Walking distance to restaurants/bars, shopping and movie theatre in the Vintage. Close to hospital, Kickerillo-Misher Preserve Park

Quick access to 249 / Grand Parkway / Sam Houston Tollway

Amenities include a community pool, cabana, outdoor kitchen, manicured grounds, sidewalks

Association covers cost of Exterior Insurance (offers interior coverage rider) and Maintenance, Grounds maintenance, Pool, Cabana, outdoor kitchen, Trash service

3 Story Townhome with driveway access from Vintage Preserve Parkway (no gate). Treelined boulevard provides privacy from main street.

Exterior: Tuscan Arched Entry with Columns, Stone and Stucco exterior, wrought iron balconies

Patio area in front with wrought iron fencing; short walk to pool from garage

3 BR / 3 Bath / 2 Car Rear Entry Garage

Open Kitchen / Living / Dining area on 2<sup>nd</sup> floor with hardwood floors

Bedroom on first level; Bedroom on 2<sup>nd</sup> Level; Primary Suite on 3<sup>rd</sup> floor

Each Bedroom has its own bath

Surround sound system in the living room; Sonos sound system throughout

Hardwood stairway

Wrap around Breakfast Bar – Sellers extended breakfast bar for knee space- with black leather granite

Stainless Steel appliances including refrigerator, dishwasher, gas stove, oven and microwave

Under Counter Lighting, pull out trash cabinet

Wrought Iron Balconies on 2<sup>nd</sup> and 3<sup>rd</sup> floor

Updated lighting, ceiling fans and window coverings: \*Hunter Douglas Shades on 1<sup>st</sup> and 2<sup>nd</sup> floor, can be raised from the bottom or lowered from the top. Drapes in Primary Bedroom; Plantation shutters in raised nook.

Ring Cameras, Nest Thermostat to monitor remotely

View to back is sidewalk and green space (doesn't back to another townhome)

Primary Suite offers a Raised Nook with Plantation Shutters—great little study!

Drapes across doors to Balcony on 3<sup>rd</sup> level.

Luxurious Primary Bath has over-sized shower with frameless glass, tile surround and river rock floor, double sinks, granite counters.

Large Walk in Closet off Primary Bath with Spacemaker closet system. Plus a coffee bar and TV bracket; wine frig and TV can stay with acceptable offer.

TVs in 2<sup>nd</sup> and 3<sup>rd</sup> Bedrooms can also stay with acceptable offer.

Study and Laundry room on 3<sup>rd</sup> floor.

Garage: 2 car garage with garage door opener, Epoxy finish flooring, Ideal Solutions system with crank to raise and lower storage, hooks for bikes, shelving, etc.

Never flooded.

### **FURNISHED OPTION:**

Sellers will sell Furnished for additional \$15,000, with the following exclusions:

**Excluded items** (sellers will be removing these):

Black leather chair, ottoman and wood chest in family room, Hunters Cabinet in dining area, reproduction Victorian tufted chairs in dining area, Chair in Primary BR nook, "smoking" table in sitting (dining) area, some office filing cabinets, etc. Patio furniture on 2<sup>nd</sup> floor balcony, Bronze angel in entry nook, original art and various other personal affects. See attached photos / descriptions.

**Furnishings and appliances that DO stay if sold furnished include:**

Washer, dryer, refrigerator (stay if sold furnished or unfurnished)

Freezer in garage stays if sold furnished

Chair and love seat, lamp, end table and cabinet below TV in family room

Mounted TVs in BRs and family room

All Bedroom Furniture including the antiques such as the Compactum (Armoire), Depression era Rocking chair in Primary Bedroom

Antique writing desk and stool in 2<sup>nd</sup> floor BR

Wine frig and mounted TV in Primary Closet

Bar stools

Couch and tables in dining/seating area (except green smoking table and Victorian chairs)

Office furniture and shelving except for file cabinets

Grill on front patio

Some framed prints will remain

