

221 Kensington

FEATURES

OVERALL

- “Village acre” lot (40,000 sf per HCAD)
- 8,965 SF home (per HCAD) with additional 1,631 sq ft of two garage apartment spaces
- Located in highly sought after Piney Point Village
- At the end of a 12 home quiet cul-de-sac
- Two separate one bedroom garage apartments with full kitchens and en-suite baths
- 5 bedrooms with option for 7 beds
- Massive primary suite with gas log fireplace
- Downstairs and upstairs game rooms
- Double wide driveway with extra front parking spaces and electric driveway gate
- Full house generator
- Incredible storage space with TONS of closets, floored storage rooms with built-in shelves plus a walk-in cedar coat closet
- Private Village Fire Department and Memorial Village Police Department
- Zoned to exemplary SBISD school (buyer to verify eligibility): Memorial Drive Elementary and Memorial High School
- Easy access to I10, close proximity to popular shopping and dining

FRONT EXTERIOR

- Large covered front porch with room for outdoor furniture
- Second floor balcony with room for furniture; overlooking front yard with recessed lighting and two gas lanterns
- Two gas lanterns on either side of front entrance
- Double-wide driveway with additional front parking and electronic driveway gate with pedestrian gate entrance
- Three car garage with automatic garage door opener
- Additional side covered entrance into home from garage
- Professionally landscaped with mature trees and rose bushes

- Sprinkler system
- Gutters

BACK EXTERIOR

- Large covered back patio with room for outdoor furniture & grill with ceiling fans and overhead lighting
- Entrances to the home through the family room, kitchen, dining room and library
- Grass space with plenty of area for kids & dogs to play
- “Secret garden” gated area on side of the house
- Heated in-ground pool with spa
- Separate ‘his and her’ cabana baths with showers
- Entrance to the backyard from the driveway
- Sprinkler system
- Gutters

ENTRY

- Foyer with black and white tile floor
- Soaring two story high ceiling
- Brass ceiling chandelier
- Ample wall space to feature a great piece of art and entry table
- Plantation shutters
- Crown molding
- Recessed can lighting

FORMAL LIVING

- Located to the right of the formal entry
- Spacious room to entertain
- Hardwood floors
- Gas log fireplace with wood detailed mantle
- Plantation shutters
- Built-in ceiling speakers
- Wood paneling/wainscoting
- Recessed can lighting
- Wet bar area to one side of fireplace and storage/bookshelves on the other side



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FORMAL LIVING (continued)

- A formal raised hallway with wood detailed columns, wainscotting and the continued black and white tile floors from the formal entry lines the back of the living room. Perfect place to feature art and additional furniture pieces

POWDER ROOM #1

- Powder room off of formal living
- Vanity counter with knee space for vanity area
- Tile floors
- Hall storage closet outside that locks for valuables

FORMAL DINING ROOM:

- To the left of the foyer
- Conveniently located next to the kitchen which is accessible by a pocket door
- Windows overlook backyard and pool
- Plantation shutters
- Door leads to back covered patio and pool
- Hardwood floors
- Wainscotting
- Electrical for light fixture
- Crown molding
- Wall space for art

LIBRARY & ADDITIONAL STUDY :

- Built-in navy painted book/display shelves
- Recessed pin lighting
- Built-in ceiling speakers
- Hardwood floors
- Door leads to outside
- Plantation shutters
- Double crown molding
- Recessed lighting
- Additional study has wainscotting with crown molding, built-ins and built-in desk. Plenty of room for additional furniture.

KITCHEN:

- Great layout with tons of storage built all the way to the ceiling
- Granite countertops
- Large island with breakfast seating and storage
- Subzero wood paneled fridge
- Viking professional 6 burner gas cooktop
- Steel hood with custom wood covering
- Two Dacor stainless steel convection ovens
- Stainless steel warming drawer
- Double basin stainless steel sink
- 2 hidden built-in spice racks
- Pot and pan drawers
- Open display cabinets with lighting
- Recessed can lighting
- Decorative light over island
- Under cabinet lighting
- Tile backsplash
- Tile floor
- Two windows that open to let in fresh air
- A pocket door opens from the entryway to the fabulous open kitchen.
- Open floor plan with large breakfast area and conveniently located next to the dining room through a pocket door
- Two pocket doors open up to the large family room and den
- Two oversized glass sliding doors open to the covered back patio and spectacular pool

BREAKFAST AREA:

- Large space opens to the kitchen area and two pocket doors open to the family room & den
- Built-in open shelves and cabinets with overhead lighting
- Under cabinet lighting
- Built-in ceiling speakers
- Wainscotting
- Recessed can lighting
- Tile floors
- Hallway that leads to the back stairs, powder room and back entrance to the home



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POWDER ROOM #2:

- Located just off the back entrance to the home and off of the kitchen/breakfast area
- Pedestal sink
- Window

FAMILY ROOM & ADDITIONAL DEN :

- Double pocket doors open from the kitchen/breakfast area to this incredibly large family room/den which is perfect for entertaining
- Overlooks pool with 2 glass doors to access the pool and backyard
- Wainscotting
- Huge serving bar with seating
- Closed off prep room area with full sized fridge, counterspace, cabinets and sink.
- Wine room that locks
- Additional spacious den space with built-in storage and plenty of room for a pool table and/or additional furniture.

PRIMARY SUITE:

- Formal entry with barrel ceiling treatment and light fixture greet you in the front entrance to the primary suite.
- One hallway leads to the bedroom and the other leads to a side entrance to the primary bathroom
- Massive primary bedroom (28x20)
- Plenty of room for a sitting area and additional furniture
- High tray ceiling with cove lighting
- Ceiling fan
- Gas log fireplace with green marble and custom wood detail mantle
- Plush carpet
- Electrical for sconces on either side of fireplace
- Recessed lighting
- Plantation shutters

PRIMARY BATHROOM:

- Two large separate walk-in closets with built-in dressers and shelves. Note: One closet locks from the outside so you can lock valuables
- Green marble detailed floors and countertops with custom wood details
- Two separate vanity areas
- Large walk-in shower
- Huge soaking tub with separate handheld spray, overlooking the “secret garden”
- Separate water closet
- Accessible from primary bedroom or from the front hallway of the primary suite
- Recessed can lighting

MEDIA ROOM

- Located upstairs
- Bench seat with storage
- Wiring for tv or projector screen
- Two large closets for AV equipment
- Built-in ceiling speakers
- Recessed can lighting

EXTRA ROOM

- Flexible space just off the media room and back stairs. Could function as a craft room, art room, gym, extra office, playroom or additional guest suite.
- Two built-in desks
- Hardwood floors
- Plantation shutters
- Lots of built-ins with tons of storage space
- Door access to balcony
- Ceiling fan
- Recessed can lighting



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GAMEROOM/ADDITIONAL FLEX ROOM

- Incredibly large room (26x23)
- Flexible space that could be used as a game room, playroom, gym, extra guest suite or broken up into smaller rooms. The options are limitless!
- Plantation shutters
- Incredibly large storage closet with built-in shelves

SECONDARY BEDROOM #1

- Spacious room
- Nook for desk
- Recessed can lighting
- Ceiling fan
- Large walk-in closet
- Overlooks pool and backyard
- En-suite bath which is also accessible for the secondary bedroom #2

SECONDARY BEDROOM #2

- Overlooks front of house
- Door access to balcony
- Plantation shutters
- Ceiling fan
- Recessed can lighting
- Large closet
- Bathroom across the hall

BATH FOR SECONDARY BEDROOMS #1 & #2

- Spacious bathroom
- Dual sinks
- Plenty of storage
- Black and white tile floors
- Black and white tiled walk-in shower with bench
- Window to let in natural light

SECONDARY BEDROOM #3

- Overlooks back of the house
- Ceiling fan
- Curtain rods for two windows
- Double crown molding
- Two large walk-in closets
- En-suite- Jack and Jill bathroom shared with secondary bedroom #4

SECONDARY BEDROOM #4

- Overlooks the front of the house
- Door access to front balcony
- Hardwood floors
- Ceiling fan
- Two large walk-in closets
- Ceiling fan
- Wood detail
- Double crown molding
- Jack and Jill bathroom shared with secondary bedroom #3

BATH FOR SECONDARY BEDROOMS #3 & #4

- 'Jack and Jill' for secondary bedrooms #3 & #4
- Tile floors
- Vanity sink
- Tub/shower combination

UTILITY

- Located upstairs
- Tile floors
- Whirlpool washer & dryer (included)
- Hanging space
- 2 storage closets

*Seller has never lived at the property and has no actual knowledge of the condition of any of the listed features. Home is sold as-is, where is.



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