

11905 Queensbury

FEATURES

OVERALL

- Zoned to exemplary SBISD school (buyer to verify eligibility): Bunker Hill Elementary, Memorial Middle, Memorial High School
- All new lutron lights
- New interior painting, 2020
- New carpet, May 2021
- Recently power washed exterior
- Easy access to I10, close proximity to popular shopping and dining at Memorial City Mall, Town & Country Village, City Centre, Bunker Hill & Gaylord
- Located in sought after Riedel Estates

EXTERIOR

- Double wide driveway
- Two car attached garage with automatic garage door opener
- Mature trees and fresh landscaping 2021
- In-ground pool with diving board
- Plenty of grass space for pets and kids to play
- Fully fenced backyard
- Safety fence for pool (included)
- Brick pavers on outdoor patio
- Twinkle lights (included)
- Room for a grill and outdoor furniture

ENTRANCE

- Grand, two-story high entrance with curved staircase
- Beautiful view to living room with a large window overlooking the large backyard and pool
- Chandelier
- New carpet on stairs, 2021
- Newly stained handrail
- Art niche along stairwell
- Room for entry furniture and art
- Wood front door with beveled glass inlay
- Large arched upper window letting in tons of natural light
- Hardwood floors

- Catwalk on second floor; overlooking front entrance and living room
- Further into foyer are two niches with art lights

FORMAL DINING ROOM

- Located to the right of the foyer
- Tray ceiling with cove lighting
- Hardwood floors
- Decorative light fixture
- Ample wall space for art and/or buffet
- Ceiling speakers installed
- Plantation shutters
- Windows overlooking the front yard
- Butler's Pantry just off dining room leading to the kitchen

BUTLER'S PANTRY

- Conveniently located between the kitchen and formal dining room
- Clear glass-front display cabinets
- Granite countertops
- Hardwood floors
- Plumbing to add a bar sink
- Space and electrical to add mini wine fridge

STUDY

- Located to the left of the foyer
- French doors
- Built-in bookshelves with cabinets and drawers
- Built-in desks
- Plantation shutters
- Decorative ceiling fan
- Recessed can lighting
- Lots of windows, allowing for tons of natural light and overlooks front yard
- Baseboards and crown molding
- Hardwood floors
- Under cabinet lighting

KITCHEN

- Open floor plan with breakfast area and living room
- Great layout with two separate islands and tons of cabinetry

COMPASS

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KITCHEN (continued)

- Recently repainted cabinets
- Large middle island with 5 burner GE Profile gas cooktop, cabinetry and room for breakfast seating
- Additional large island with bar height counter seating and plenty of prep space and cabinetry
- Huge walk-in pantry
- Granite countertops
- Tile backsplash with decorative granite tile inlay
- Stainless steel French door refrigerator & freezer
- Built-in microwave
- GE stainless steel dishwasher
- Double GE Profile ovens (one with convection feature)
- Double basin sink
- Recessed can lighting
- Crown molding

BREAKFAST AREA

- Decorative light fixture
- Dome ceiling treatment
- Arched windows, providing views of backyard
- Lots of light
- Door leads to backyard

FAMILY ROOM

- Two story high ceiling
- Spacious room
- Gas log fireplace with granite surround
- Built-in cabinets and display shelves; flank either side of fireplace
- Decorative ceiling fan/light fixture
- Hardwood floor
- Baseboards and crown molding
- Recessed can lighting
- Abundance of natural light and large two story high arched windows overlook the gorgeous backyard and pool
- Large under stair storage closet

PRIMARY SUITE

- Located downstairs
- Spacious room
- Light and bright room with views overlooking the backyard and pool
- New plush carpet, 2021
- Baseboards and crown molding
- Tray ceiling
- Baseboard and crown molding
- Window blinds
- Door to access back patio and yard
- En-suite bathroom

PRIMARY BATHROOM

- Dual sinks
- Large vanity with storage underneath
- Kneespace for seated vanity area
- Jetted Kohler soaking tub
- Large walk-in glass framed shower with bench
- Two medicine cabinets
- Recently repainted cabinetry
- Granite countertops
- Large walk-in closet with plenty of storage and built-in dressers and shelves
- Separate water closet

GUEST/POOL BATHROOM

- Located at the back entrance of the home
- Full bathroom with walk-in shower with handheld sprayer
- Vanity with storage underneath
- Opaque window
- Decorative light fixture

GAMEROOM

- Located upstairs
- Light and bright room with tons of windows
- Plantation shutters and blinds
- Spacious room for furniture and/or pool table

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GAMEROOM (continued)

- Built-in kitchenette with sink, mini fridge, dishwasher and built-in microwave with cabinets and counter space
- High cathedral style ceiling
- Recessed can lighting
- Decorative ceiling fan/light fixture
- Baseboards and crown molding
- Hardwoods

SECONDARY GUEST BEDROOM #1

- Located upstairs overlooking the front yard
- Conveniently located just off the gameroom
- Hardwoods
- Baseboards and crown molding
- Vaulted ceiling
- Ceiling fan/light fixture
- Plantation shutters
- Recessed can lighting
- Walk-in closet with built-in shelves and dresser
- Windowed en suite bath with shower
- En-suite bathroom:
 - Vanity with large mirror and storage
 - Recessed lighting
 - Medicine cabinet
 - Decorative light fixture
 - Separate room with tub/shower combination with tile walls and additional sink and vanity area with decorative light fixture and toilet
 - Also accessible from the gameroom

SECONDARY GUEST BEDROOM #2

- Located upstairs overlooking the backyard
- Hardwoods
- Baseboards and crown molding
- Vaulted ceiling
- Ceiling fan/light fixture
- Window blinds
- Walk-in closet
- En-suite bathroom:
 - Vanity with large mirror and storage
 - Recessed lighting
 - Medicine cabinet

- Decorative light fixture
- Tub/shower combination with tile walls

SECONDARY GUEST BEDROOM #3

- Located upstairs overlooking the backyard
- Hardwoods
- Baseboards and crown molding
- Vaulted ceiling
- Ceiling fan/light fixture
- Window blinds
- Double door walk-in closet with built-in shelves
- Double doors to en-suite 'Jack and Jill' bathroom

SECONDARY GUEST BEDROOM #4

- Located upstairs overlooking the front yard
- Hardwoods
- Baseboards and crown molding
- Vaulted ceiling
- Ceiling fan/light fixture
- Plantation shutters
- Walk-in closet with built-in shelves
- En-suite 'Jack and Jill' bathroom

EN-SUITE BATH FOR SECONDARY BED #3 & #4

- Each bedroom has it's own private sink area with built in storage, medicine cabinet, large mirror and decorative light fixture
- Separate room for tub/shower combination and toilet

BONUS ROOM

- Located on the third floor
- Flexible space; could make an ideal study, playroom, media room, gym or additional guest bedroom
- Recessed can lighting
- Huge walk-in storage room with built in shelves and closet
- Crown molding
- Two attic access doors
- Small outdoor balcony with recessed can lighting overlooking back pool

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UTILITY ROOM

- Washer and dryer (included)
- Room for fridge (included). Note: the freezer does not work
- Utility sink
- Storage cabinets
- Window with window blinds
- Just outside utility room is a large coat closet off of the garage entrance with built-in shelves and upper storage, could be created into a mud space



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