

***Features and Upgrades
13302 Kingsride Lane
Houston, Texas 77079***

General Description:

Built in 1968 and extensively updated
Blueprints available
Home - 3,246 sqft per Appraisal District
Lot - 9,040 sqft per Appraisal District
4 Bedrooms/2.5 Bathrooms/2 Car garage
Triple wide driveway
Brick façade with gas coachlights
Roof (2020)
2 Trane HVAC systems
Updated plumbing system
Whole home recently painted with Benjamin Moore
Recent wallpaper removal and walls skimmed
Plantation shutters
Updated lighting
Neutral tile flooring and carpet
Wood stairs and wrought iron spindles
Recently updated faucets
Recently updated toilets with self closing lids
Copper water lines
Updated electrical
Pre-wired for an alarm system
Sprinkler system
Swimming pool with waterfall feature and sunning deck
Preventative 10 year termite treatment w/ inspected transferable warranty
2 Car garage with storage and a 6 car driveway
Zoned to Wilchester Elementary, Memorial Middle and Stratford HS
Walk to elementary and pool with nearby tennis courts and Hershey Trails

Living Area (27 x 16):

Wall of French doors to backyard oasis
Wood burning, gas starter fireplace
Built-in display shelving and enclosed cabinetry
Wired connections above the mantel for mounted TV
In ceiling speakers
Recessed lighting

Gameroom/Flexible Room (18 x 13):

Double door entry
Recent carpet
In ceiling speakers
Flush mount CB2 chandelier
Recessed lighting

Kitchen (15 x 13):

Updated cabinets with glass fronted cabinetry
Sub-zero refrigerator with matching cabinet front
Floor to ceiling pantry
Pot drawers and expanded corner storage options
Under cabinet lighting
Beverage refrigerator
Double ovens
Recessed lighting
In ceiling speaker
Recent CB2 hardware upgrade

***Features and Upgrades
13302 Kingsride Lane
Houston, Texas 77079***

Informal Dining/Breakfast Area (16 x 15):

Wall of French doors to backyard oasis
Crate and Barrel chandelier
Under stair storage with enclosed cabinetry

Downstairs Guest and Pool Bathroom:

Vanity with storage
Could be expanded to a full bathroom and another door added to laundry
Easy access to pool

Utility Room:

Full light door to covered breezeway
Overhead cabinet storage
Broom and vertical storage cabinetry

Primary Suite (21 x 16):

French doors
Juliet balcony overlooking the pool area
Recent wainscot
Gambrel high ceilings
Recessed lighting
Sitting area

Primary Closet:

Built-in shelves, drawers and bench
Full length mirror
Natural light and recessed lighting

Primary Bathroom (12 x 8):

Jetted soaking tub
Oversized shower with seamless glass
Double vanities with storage
Recessed lighting
Private water closet with cabinet storage

Upstairs Secondary Bedrooms (16 x 13 and 15 x 12):

Recently updated light fixtures from Anthropologie and Mitzi
Walk-in closets (one cedar)
Plantation shutters

Upstairs Secondary Full Bathroom (12 x 8):

Double sinks with extended storage vanity
Recessed lighting
Vertical cabinetry storage

Downstairs Secondary Bedroom (19x13):

Double doors
Recent built-in wardrobe closet
Recessed lighting

Exterior:

Heated pool with water feature and tanning decks
Recent Polaris pump
Double gated trash area
Mature trees and garden beds