



*Just
Listed*

**CHOICE TIMBERGROVE MANOR PROPERTY
PRESENTS IMAGINATIVE AMENITIES**

The three-bed/two bath floorplan features bay windowed living spaces and a heated designer pool with ornamental stone backdrop. A workhorse kitchen and cocoon-invoking main bath exceed expectations, and the Heights-area locale delivers every fun activity on foot or by bike—parks, shops, dining, arts.

1007 SHIRKMERE ROAD | HOUSTON, TX 77008

\$665,000



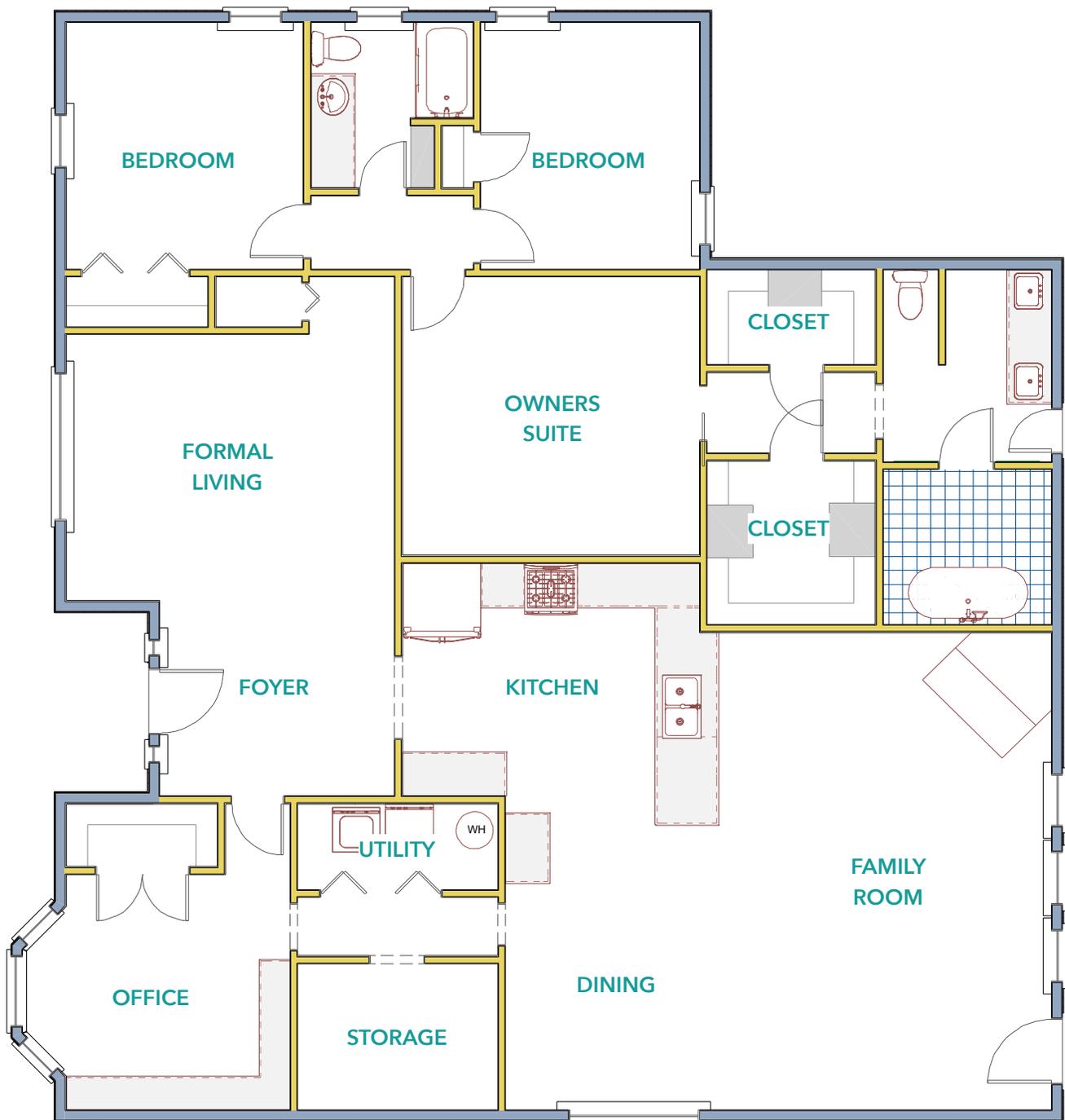
SAVOR THE CONVENIENCE OF INNER LOOP LIVING IN THIS WELL-APPOINTED DELIGHT

Created for the bustle of a bountiful life, this classic home maximizes the form and function of its design. The kitchen nucleus offers expansive granite counters with slate backsplash; Samsung appliances, including two-drawer French-door refrigerator and five-burner gas range with griddle burner; wine cooler; mobile island on casters; breakfast and coffee bars; under cabinet lighting; bonus storage room. Primary suite: recently renovated bath

showcases a marble vanity with double rectangular sinks and waterfall faucets; glass-entry bathing room with shower heads flanking freestanding soaking tub; enchanting barrel-vaulted ceiling inset, two walk-in closets full of hang space/built-ins. Hall bath highlights vintage vanity/tub tile. Wood burning fireplace. Video doorbell, keyless lock, security lights. Artificial turfed backyard space with pool-side patio, play area, shed.

FLOOR PLAN

The thoughtfully-designed residence at 1007 Shirkmore Road, boasts A FLOOR PLAN BUILT FOR COMMUNAL GATHERINGS that also has plenty of quiet places to tuck away for private time.





FEATURES AND UPGRADES

SIGNATURE FEATURES

Open Floor Plan With Flowing Den, Dining, and Kitchen Leading to Backyard Oasis

Crown Molding and Wainscoting

Solid Hardwood Floors Throughout Formal Living Room and Bedroom Spaces

Charming Vintage Hall Bathroom With Oil-Rubbed Bronze Light Fixtures and Neutral Tile

Freshly Painted Neutral Interior

Recessed LED Lighting

Study With Built-in Bookshelves

In-House Laundry and Bonus Storage Room With Built-in Shelving and Pegboard

Ceiling Fans in all Bedrooms

BACKYARD OASIS

Sparkling Heated Gunite Pool With Multiple Sitting Ledges, Rock Wall, and Surrounding Deck (Heater 2018; Regularly Maintained by Olympic Pools)

Freestanding Six-Seat Hot Tub/Spa

Play Set With Slide and Swing

Pet and Kid Friendly Synthetic Turf Pad

Irrigations System With Sprinkler Heads Covering Front and Back Yards

Mosquito Misting System

Storage Shed (2019)

Enclosed Dog Run

Sun Shades

KITCHEN & DINING

Dark Finish Traditional Cabinets With Contemporary Chrome Hardware and Under Cabinet Lights Topped With Handsome Two-Tone Granite Countertops and Tastefully Coordinating Stacked-Stone Slate Backsplash

Breakfast Bar With Undermount 60/40 Dual Bay,-Deep Stainless Steel Sink, Gooseneck Faucet With Pull-Out Sprayer, and Garbage Disposer

Versatile Free-Standing Island on Casters

Samsung Appliance Suite Including Five-Burner Gas Range With Griddle and Simmer Burners, French-Door Refrigerator With in-Door Dispenser, Dishwasher, and Microwave Oven

Wine and Beverage Chiller

OWNERS' SUITE

Cozy Primary Bedroom With Space for King-Sized Bed

Dual Walk in Closets With Extensive Built-in Storage and Millwork

Primary Bathroom With Ceramic Wood-Look Tile Floor

Marble Countertops With Dual Undermount Rectangular Sinks and Brushed Nickel Fixtures Topping Shaker Style White Cabinetry

Large Soaking Tub With Sprayer Set in Expansive Frameless Glass Shower Enclosure With Dual Shower Heads and Multiple Shampoo Nooks

Dual Flush, Comfort-Height Commode Barrel Vaulted Bath Ceiling With Custom Lighting

Direct Access to Backyard With Pool

FOUNDATION, MECHANICAL SYSTEMS, AND GENERAL

Under-Slab Sanitary Drain System Updated to PVC

Recent 30-Year Composition Roof With Radiant Heat Barrier and New Attic Insulation

Two Recently Installed HVAC Systems (2020) With Updated Ductwork and Air Supply Plenum

Low-E Double Pane Insulated Vinyl Framed Windows

PEX Plumbing Supply Lines

Double Wide Driveway

Schlage Keyless Entry

Ring Doorbell

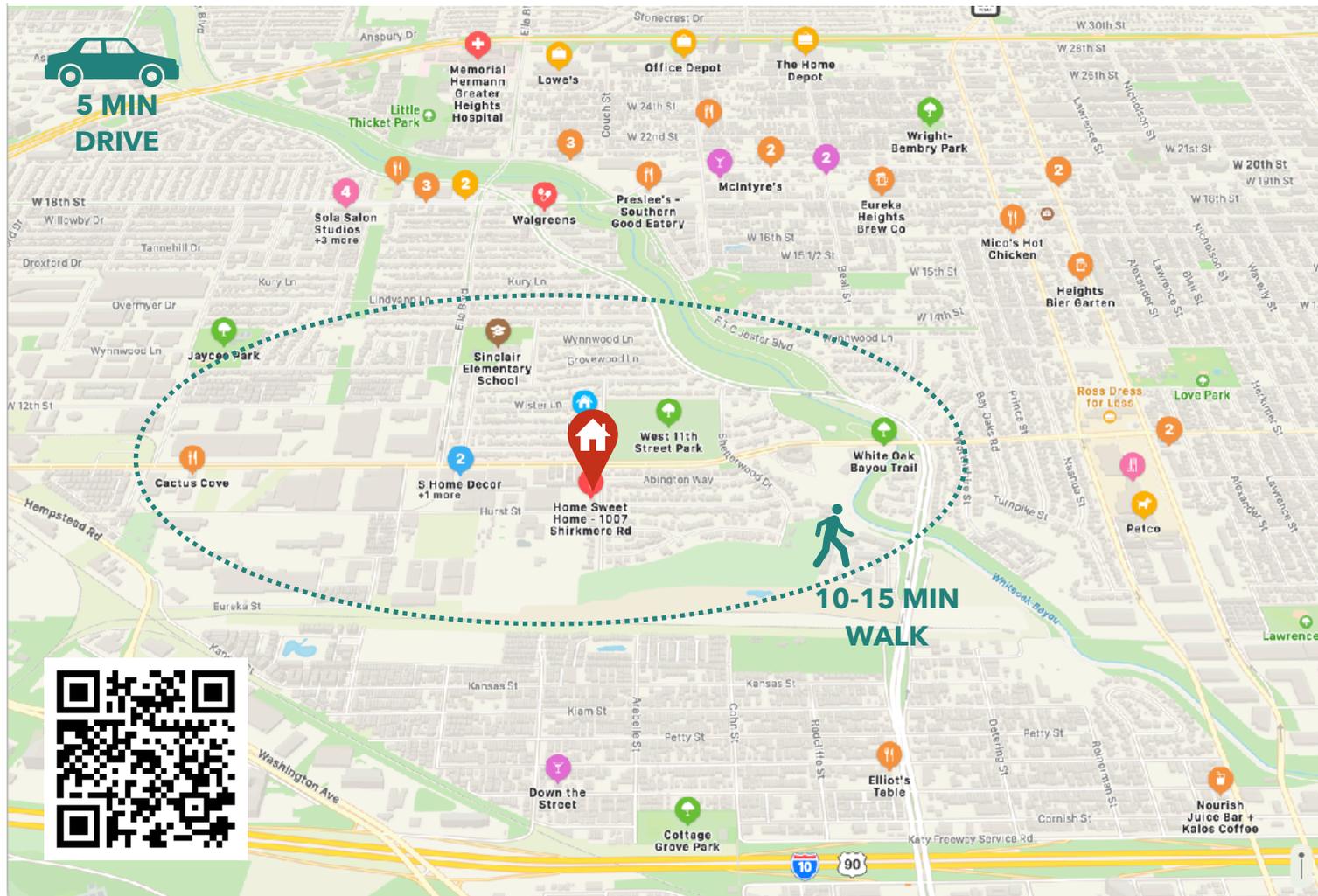
50-Gallon Rheem Water Heater

Security System





NEIGHBORHOOD GUIDE



10-15 MIN WALK

-  WEST 11TH STREET PARK
2600 W. 11th St
-  CACTUS COVE
3333 W. 11th St
-  S HOME DECOR
2821 W. 11th St
-  JAYCEE PARK
1300 Seamist Dr
-  SINCLAIR ELEMENTARY
6410 Grovewood Ln
-  WHITE OAK BAYOU TRAIL
2001 W. 11th St



10 MIN RIDE

-  KROGER
1035 N. Shepherd Dr
-  WALGREENS
1770 W. TC Jester Blvd
-  HUGHIE'S
1802 W. 18th St
-  24 HOUR FITNESS
1513 W. 18th St
-  PRESLEE'S SOUTHERN EATERY
1430 W. 19th St
-  EUREKA HEIGHTS BREW CO
941 W. 18th St



5 MIN DRIVE

-  H-E-B
2300 N. Shepherd Dr
-  LOWE'S
1521 North Loop West
-  TEA & VICTORY
2030 E. TC Jester Blvd
-  RAINBOW LODGE
2011 Ella Blvd
-  VALU CLEANERS
1702 W. 18th ST
-  NOURISH JUICE & COFFEE
2155 Durham Dr

Features

3



2



2,004 SF



Lot Size 8,580 SF

Subdivision Timbergrove Manor

Property Type Single Family

Stories 1

Year Built 1960

Style Ranch

Pool Heated, Gunite

Hot Tub Freestanding, Six-Seater

Fireplace Gas Log

Construction Brick/Wood

Heating Central Gas

Cooling Central Electric

Foundation Slab

School District Houston ISD

Elementary Sinclair

Middle Black

High Waltrip

Nearby Parks Jaycee, West 11th St

Civic Club Voluntary, \$30/Year

MLS Number 11615604



Jennifer Vickers is an award-winning Realtor® specializing in inner loop residential properties. Recipient of the HAR "20 Under 40 Rising Stars in Real Estate" and 2019 - 2021 Texas Monthly Five Star Real Estate Awards, her detail oriented approach has helped Jennifer become a Top Producer since entering the real estate business in 2014. Contact Vickers Properties Group to assist with buying a home, selling or leasing a property, or marketing your next development.

Certifications:

- Master Certified Negotiation Expert
- Graduate, Real Estate Institute



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This is not intended to solicit a currently listed home. Information is deemed reliable, but not guaranteed.