

35 E. Terrace Drive

Located within walking distance to Memorial Park, this Arlington Terrace patio home is ready for move in. There is 24/7 guarded access to the subdivision. Enter the front door into the formal living and formal dining areas. This area flows into an open kitchen, large family room, and breakfast area. Nice fireplace with room for television above mantel. Granite island with gas cooktop in kitchen. Side and back yard patio access from family room and breakfast. First floor primary bedroom and bath and two additional secondary bedrooms up. Nicely finished with traditional moldings, high ceilings, custom cabinetry, and hardwood floors (downstairs). Spacious garage with cabinetry for lots of storage space. Ideal Memorial Park location within minutes to downtown and close proximity to area shops and restaurants.

(3 Bedrooms; 2 Full and 1 Half Baths; 2 Car Garage; 3,206 Building Sq. Ft. (Per HCAD); 5,763 Lot Sq. Ft. (Per HCAD); Built in 1991 (Per HCAD).)

Foyer – 14' x 8'

- 12' Ceiling
- 8' Solid wood front entry doors with leaded and beveled glass insets and an arched leaded and beveled glass transom
- Ceiling mounted light fixture with five hanging pendants with glass shades
- Sliding pocket door to Powder Room
- Open to Formal Living Room
- Entry hallway to informal living areas with two art display wall niches, each with overhead directional art lighting
- 10" Multi-piece crown moulding
- 5" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Formal Living Room – 17' x 15'

- 12' Ceiling
- Three non-operable full-lite arched and cased windows with plantation shutters
- Two operable 2-lite arched and cased windows with plantation shutters
- Two cased archways opening to Formal Dining Room
- Two ceiling speakers
- One directional art light
- Recessed lighting
- 10" Multi-piece crown moulding
- 5" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Formal Dining Room – 15' x 13'

- 12' Ceiling
- Two non-operable full-lite arched and cased windows with plantation shutters
- Seven-bulb chandelier with diamond shaped hanging ornaments
- Two cased archways to entry hallway overlooking art display niches
- 10" Multi-piece crown moulding
- 5" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Kitchen – 13' x 12'

- 10' Ceiling
- Granite countertops
- Granite slab backsplash extending to overhead cabinets
- Under-mount dual basin porcelain sink with chrome faucet with hand sprayer, soap dispenser, and filtered tap water dispenser
- Stainless steel Dacor four burner gas cooktop on Island
- Stainless steel GE refrigerator/freezer combo
- Stainless steel Dacor dual ovens
- Stainless steel Dacor warming drawer
- Stainless steel Bosch dishwasher
- Walk-in pantry with two sets of six shelves
- Island with granite countertops, one under-counter double door cabinet, and two electrical outlets
- One under-counter trashcan drawer with two bin capacity
- Eight under-counter drawers
- Three under-counter double door cabinets
- Ten overhead double door cabinets
- Six overhead single door cabinets
- Five overhead open-faced display cabinets; each with one recessed light

- Under cabinet lighting
- Ceiling fan
- Recessed lighting
- 5" Multi-piece crown moulding
- 5" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Family Room – 27' x 15'

- 10' Ceiling
- Five operable 2-lite cased windows with wooden blinds
- Gas fireplace with brick surround, brick hearth, and a custom wooden mantel
- Cased opening to Breakfast Room
- Two built-in book cases; each with four adjustable shelves, a wooden countertop, and two under-counter double door cabinets
- Ceiling fan
- Four ceiling speakers
- Recessed lighting
- 5" Multi-piece crown moulding
- 5" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Breakfast Room – 15' x 11'

- 10' Ceiling
- Two operable 2-lite cased windows with wooden blinds
- One full-lite door to back patio
- One 4-bulb stainless steel chandelier with frosted glass shades
- Recessed lighting
- 5" Multi-piece crown moulding
- 5" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Primary Bedroom – 16' x 16'

- 10' Ceiling
- One operable 4-lite cased window
- Built in entertainment center with 44" wide overhead TV nook, one overhead open-faced cabinet, and two sets of two adjustable shelves
- Built in cabinetry with wooden countertop, three under-counter drawers, and two under-counter single door cabinets
- Ceiling fan
- Two ceiling speakers
- Recessed lighting
- 5" Multi-piece crown moulding
- 5" Multi-piece baseboards with quarter round
- 2" Oak hardwood floors

Primary Closet – 12' x 8'

- 10' Ceiling
- Three 12' hanging rods
- Four 5' hanging rods; dress height
- One set of seven shelves
- Built in dresser with twelve drawers
- Sliding barn door style double door entry
- Two pendant light fixtures
- 5" Multi-piece baseboards
- Carpet floors

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Primary Bathroom – 17' x 12'

- 13' Cathedral vaulted ceiling
- One cased, stained and leaded glass window with floral design
- Custom vanity chest with slab stone countertop and backsplash
- Dual under-mount porcelain sinks with stainless steel faucets
- Four stainless steel single-bulb wall sconces with fabric shades over vanity
- Nine under-counter drawers
- Two under-counter double door cabinets
- Jacuzzi brand soaking tub with bubbling feature, stainless steel faucet set in slab stone surround
- Seamless glass door shower with slab stone surround, slab stone bench seat, two shampoo cutouts, stainless steel shower head, stainless steel hand sprayer, and stone tile floor
- Lavatory closet with two built in cabinets, one built in laundry hamper, Toto toilet, and stone tile wainscoting up to 3'
- Two ceiling speakers
- Recessed lighting
- 5" Multi-piece baseboards
- 12" Diagonally set stone tile floors with 3" glass tile insets

Powder Room – 7' x 5'

- 10' Ceiling
- One operable 2-lite arched and cased window with plantation shutters
- Porcelain pedestal sink
- Dual single-candle wall sconces with fabric shades
- Wall mounted hand towel holder
- Wall mounted toilet paper holder
- Toto toilet
- 10" Multi-piece crown moulding
- 12" Stone tile floors

Utility Room – 11' x 7'

- 10' Ceiling
- One operable 2-lite cased window with plantation shutters
- Corian countertop and backsplash
- Stainless steel utility sink and faucet
- Space for full-sized washer and dryer with gas and electric connections
- Four overhead double door cabinets
- Three overhead single door cabinets
- Three under-counter drawers
- Four under-counter single door cabinets
- Fluorescent light fixture
- 5" Multi-piece crown moulding
- 5" Multi-piece baseboards
- 8" Tile floors

Bedroom 1 – 12' x 12'

- 9' Ceiling
- One operable 4-lite cased window with wooden blinds
- Second floor location
- Access to private vanity room and walk-in closet
- Ceiling wired for light fixture /ceiling fan installation
- 5" Multi-piece crown moulding
- 4" Multi-piece baseboards
- Carpet floors

Bedroom 1 Vanity - 5' x 5'

- 9' Ceiling
- Granite countertop and backsplash
- Porcelain under-mount sink with chrome faucet
- Two under-counter drawers
- Three under-counter single door cabinets
- Access to walk-in closet (5' x 4') with three hanging racks; one is dress height, an overhead shelf, and a pendant light fixture
- Sliding pocket door to shared bathroom
- Recessed lighting
- 5" Multi-piece crown moulding
- 3" Multi-piece baseboards
- 12" Diagonally set tile floors

Bedroom 2 – 14' x 12'

- 9' Ceiling
- One operable 2-lite window with wooden blinds
- Second floor location
- 6-Candle chandelier with hanging ornaments
- Cased opening to private vanity with walk-in closet
- 5" Multi-piece crown moulding
- 4" Multi-piece baseboards
- Carpet floors

Bedroom 2 Vanity - 7' x 7'

- 9' Ceiling
- Granite countertop and backsplash
- Porcelain under-mount sink with chrome faucet
- Two under-counter drawers
- Three under-counter single door cabinets
- Three built in double door cabinets
- Access to walk-in closet (6' x 6') with three hanging racks; one is dress height, an overhead shelf, and a pendant light fixture
- Sliding pocket door to shared bathroom
- Recessed lighting
- 5" Multi-piece crown moulding
- 3" Multi-piece baseboards
- 12" Diagonally set tile floors

Second Floor Shared Bathroom - 5' x 5'

- 9' Ceiling
- Second floor location with access from Bedroom 1 and Bedroom 2 private vanities
- Tub/shower combo with sliding glass door set in porcelain tile surround
- Toto toilet
- Recessed lighting
- 5" Multi-piece crown moulding
- 3" Multi-piece baseboards
- 12" Tile floors set in diagonal pattern

Display Room/Climate Controlled Storage – 10' x 8'

- 9' Ceiling
- Three double door display cabinets with clear front cabinet doors and four display shelves each
- Three double door cabinets
- Four oversized double door storage cabinets
- Pendant light fixture
- 3" Baseboards
- Carpet floors

Flex Room - 13' x 11'

- 9' Ceiling
- 2nd Floor location
- Accessible through Display Room
- Recessed lighting
- Carpet floors

Garage – 21' x 21'

- 10' Ceiling
- Two operable 2-lite windows with wooden blinds
- Two single-car doors with 6'10" clearance and 7'10" width
- 7'6" x 5" Closet with five shelves and a Kinetico AquaTex home water softening system
- Seven double door cabinets
- Two fluorescent light fixtures
- Epoxy floors