

## REASONS TO LOVE 16510 CHAMPIONS COVE CIRCLE



Champions Cove homes are rarely available so take advantage of this opportunity to live in this quiet, tree lined community of 32 prestigious homes. The location is ideal for those looking for privacy without sacrificing easy access to daily essentials, boutique shopping, fine dining and entertainment found nearby at Vintage Park. This home is a stunning soft contemporary built by Cannon Custom Homes. Soft grey walls are accented by crisp white millwork and handcrafted built-ins. Oversized windows capture views of the refreshing pool, mature trees and lush lawn. The open concept living and kitchen spill onto the expansive covered deck for entertaining and dining alfresco. Downstairs offers living and sleeping quarters for you, while the upstairs provides 3 bedrooms, a game room and 2 flex spaces. There are too many benefits to list so please download the feature sheet or call the Listing Agents for more details. PS: The adjoining 9600 square foot lot #13 is also available for sale.

### QUALITY CONSTRUCTION MADE TO LAST:

- Designed and built in 1995 by Shawn Cannon, a custom home builder who specializes in custom homes and oversized properties in NW Houston since 1980. [Cannon Custom Homes, Inc. \(cannoncustomhomesinc.com\)](http://cannoncustomhomesinc.com)
- Contemporary design with durable stucco and cement board construction.
- The home offers 4,874 square feet of living space. The floorplan maximizes storage, and there is no wasted space in this home.
- You will love the custom millwork throughout the home including built-in cabinets (some with interior drawers), dressers, bookshelves, crown molding, transom windows and door casings.
- All four bedrooms are oversized with large, walk-in closets and bathroom access.
- A new composition roof was installed in 2007.
- The Leaf Guard system, installed in 2018 and 2020, eliminates tedious seasonal gutter cleaning.
- There are 3 zoned AC units; 2-, 3- and 4-ton
- Double wide concrete driveway outlined in brick.
- Automatic sprinkler system fully irrigates entire property.
- There is a 2-car and single-car garage. Both are complete with sheetrock, windows, and tons of built-in storage.

## INTERIOR FEATURES:

- Modern double entry doors with ebony finish and art nouveau inspired glass insert.
- The foyer makes a grand first impression with a domed 14' ceiling.
- The rest of the home offer 10' high ceilings, 8' doors and transoms which fill the home with natural sunlight.
- Recessed cans with LED lighting throughout the home – most with dimmers.
- Beautiful, updated wood-look floors in formal living, dining, den, primary bedroom and bath.
- Open concept kitchen, den and breakfast area.
- Large, frameless, plate glass windows offer panoramic views of the yard and pool.
- Wired for surround-sound inside and pool-side.
- Three digital thermostats for zoned climate control.
- The Kitchen is a Chefs dream:
  - KitchenAid 1995 built-in refrigerator with custom cabinet enclosure
  - Jenn-Air 1995 electric cooktop, down-draft ventilation and interchangeable grill-top.
  - GE 2013 stainless steel convection oven and microwave.
  - Center Island with cooktop, cabinet storage and cookbook bookshelf.
  - KitchenAid 2013 dishwasher with stainless steel tub for quiet operation.
  - KitchenAid trash compactor.
  - Custom oak cabinetry with smart pull-out storage, linen storage, drawers and desk.
  - Granite countertops with tumbled tile backsplash and under-cabinet task lighting.
  - The kitchen is open to the Den and Breakfast area with wonderful pool views.
  - Buffet / Serving area with bookshelves, desk and glass-front cabinets.
  - Large walk-in Pantry with automatic light sensor.
- Open concept den offers high ceilings, built-in cabinetry and windows overlooking the pool.
- The fireplace includes a handsome marble surround and gas logs.
- Three interior dining options; formal dining, breakfast room and breakfast bar.
- Multiple areas for living and entertaining; formal living, den, game room and flex space.
- Main level home office includes warm wood millwork, wood floors and high ceiling.
- The main floor laundry room was designed to make chores more enjoyable; window with natural light, stainless steel sink, folding counter, utility closet for cleaning supplies and plenty of room for washer, dryer and a second refrigerator. Includes gas and electric connections.

## ENERGY EFFICIENCY AND SMART FEATURES:

- Ceiling fans in all bedrooms, den, breakfast room, game room.
- Three zoned, digital control thermostats.
- Energy Star qualified kitchen appliances.
- Cool, energy efficient LED Lighting, many with dimmers.
- Ring doorbell.
- Garage keypad access.

## OUTDOOR LIVING AT ITS FINEST:

- Private back yard with no rear neighbors.
- The sparkling heated pool and spa was resurfaced in 2008 and acid-washed in 2021.
- The freshly painted cool-deck surrounds the pool and offers plenty of space for entertaining.
- The elevated patio deck offers a wonderful space for intimate gatherings.
- Expansive covered patio with outdoor lighting.
- The home sits on approximately 13,554 square feet which offers plenty of space for gardening as well as for kid pets to play.
- The adjacent fenced lot #13 is approximately 9,600 square feet and is also available for sale.

## LOCATION:

- Champions Cove is a small community of 32 homes with no through-streets. 16510 Champions Cove sits on a cul-de-sac location with an oversized lot and no rear neighbor.
- Locals refer to this NW area of Houston as “Champions” and the area is prized for its easy access to major freeways; Grand Parkway, HWY 249, HWY 290 and the Sam Houston Beltway. Living in this neighborhood provides a comfortable suburban lifestyle with easy access to The Woodlands, HP, Exxon, IAH, Downtown and the Energy Corridor.
- There are numerous activities, amenities, and places of interests surrounding Champions Cove.

Two miles west is [Meyer Park](#), a 180-acre facility with 26 soccer fields (ten are lighted), two softball fields, a basketball court, barbecue pavilion, gazebo, paved trails, nature trails, duck pond, a three-acre fishing lake, picnic tables, barbecue grills, two age-specific playgrounds, 15 exercise stations, [recycling bins](#), and rest room facilities. Just 3 miles away is the [Barbara Bush Library](#) and [The Pearl Museum of Fine Arts](#).

- Fine dining, shopping and entertainment options can be found nearby at Vintage Marketplace, Woodlands Towne Center, Old Towne Spring and Main Street Tomball.