

14207 N. Suddenly Castle Street

FEATURES

OVERALL

- Excellent condition, meticulously maintained (per seller)
- Extensively renovated all full bathrooms, upstairs baths unoccupied since renovations completed (2021)
- Extensively renovated kitchen down to the studs, per seller (2019)
- Recently repainted exterior (August 2021)
- Most furniture is negotiable for sale
- All new interior wood shaker doors including all new hardware (2021)
- Replaced three exterior doors with French doors (2014)
- Replaced front door in 2010; new hardware on door 2020, sanded and revarnished (2021)
- Freshly cleaned slate floors and wood tile floors on main floor (2021)
- Upgraded all electrical outlets, switches and wall plates
- Upstairs bedrooms bedrooms have USB capable outlets
- All new toilets (2020)
- New A/C 2015 and 2010
- Replaced all air ducts in attic (2010)
- Replaced all horizontal galvanized plumbing pipes with CPVC pipes in attic between 1st and 2nd floors (2014)
- Installed 2 new top-of-the-line water heaters (2014)
- Added 2 new attic stairwells and added wood decking at both entry points (2014)
- Painted all ceilings in the house (2014)
- Did not flood during Harvey, has never flooded (per seller)
- Double pane windows
- Energy efficient home, low energy bills (per seller)

- Radiant attic barrier
- Outdoor hardwired surveillance cameras (wired for 4 exterior cameras) with viewing screen in bedroom closet, constantly records and has playback feature (January 2018)
- Wireless RING doorbell with built-in camera/microphone capability (2017)
- Convenient location, close proximity to major freeways
- Located in Hearthstone, a popular golf course community, with walking trail & playground
- Hearthstone Country Club is a private club with golf course, pool, gym, tennis courts & renovated restaurant

FRONT EXTERIOR

- Charming curb appeal
- Corner lot
- Large greenspace
- Sprinkler system installed
- 3 car garage with private driveway space
- Oversized garage with sink and storage, work space, and room for an extra fridge/freezer
- 2 new automatic garage door openers (2017)
- Freshly painted exterior (2021)

BACK EXTERIOR

- Swimming pool – 9 foot deep with water feature
- Installed new pool equipment motors (2021) and new pump (2020)
- Replaced gas heater for spa (2013)
- Hot tub
- Includes color-changing swimming pool lights (2016)
- Professionally cleaned/restored tile detail around pool and hot tub (2021)
- New cedar fence and cap with faux hedge accent (2020)
- Patio space for loungers



RACHEL CONKLING
713.894.9070
RACHEL.CONKLING@COMPASS.COM

14207 N. Suddenly Castle Street

FEATURES

BACK EXTERIOR (continued)

- Deck patio area for outdoor furniture with attached gazebo (extra new canopy included), area has flexibility for your grill, and/or area for kids/pets to play
- Easy maintenance backyard

ENTRY

- Slate floors
- Crown molding
- Wainscoting
- Decorative light fixture
- Room for entry furniture and ample wall space to showcase art

STUDY

- Wall of built-in book/display shelves with cabinets below. Repainted cabinets with new hardware (2021)
- Added under cabinet lighting (2021)
- New 12 mm laminate wood floors (2020)
- Ceiling fan with light
- Window blinds

FORMAL DINING

- Spacious room, plenty of room for a 12 chair dining table
- Decorative light fixture (added in 2020)
- Double crown molding
- New 12 mm laminate wood floors (2020)
- Plenty of wall space for art and additional furniture such as buffets
- New shaker wood door with glass insert leading to kitchen
- Conveniently next to the kitchen

KITCHEN

- Renovated down to the studs (2019)
- Shaker style cabinets with three glass fronts which have interior spot lighting
- New stainless steel KitchenAid dishwasher (2017)

- New high-end stainless steel KitchenAid double ovens with convection and concealed element (2021)
- Stainless steel microwave
- New electric cooktop (2017), there is a rough gas line added if you wish to add a gas range
- New undermount double basin stainless steel apron sink with Kraus pull-down faucet
- Breakfast bar, with room for 4 counter height stools or chairs
- Island reconfigured with electrical outlet, plus 2 utensil drawers with integrated lighting and 2 deep drawers for pots
- 3 new decorative pendant light fixtures
- New island light fixture
- Quiet slow-close cabinets and drawers
- Pull out drawer for trash & recycling bins
- Corner cabinets have lazy susan and swing-out features
- Built-in under cabinet lighting
- Lots of storage cabinets
- Walk-in pantry closet
- Slate tile floor
- New ceramic tile backsplash with glass tile detail (2019)
- New quartz countertops (2019)
- Open floating shelves on tiled wall, under shelf lighting and track lighting, full counter and cabinets below, 2 deep drawers have integrated lighting
- Window above sink with new cordless blind and track lighting

BREAKFAST AREA

- Breakfast room adjacent to kitchen with new light fixture
- Wainscoting and crown molding
- Large window with new cordless window blind
- Baseboards and crown molding
- Back door to attached 3 car garage



RACHEL CONKLING
713.894.9070
RACHEL.CONKLING@COMPASS.COM

14207 N. Suddenly Castle Street

FEATURES

LIVING ROOM/DEN

- Soaring 2 story high vaulted ceiling with wood beams
- Smart automated system for lights and ceiling fans
- 2 ceiling fans
- Lots of natural light
- Slate floor
- Wood burning or gas fireplace with new porcelain tile surround (2020)
- Block paneling on walls
- Recessed can lighting
- Built-in book/display shelves with cabinets below. Recently updated with paint, shiplap, glass shelving, heavy duty brackets, new under cabinet lighting, new hardware (2020)
- Great for entertaining
- Note: stain glass is excluded
- **Dry Bar Alcove:**
 - Located between kitchen & living room
 - Recently repainted and updated, including new quartz countertop (2019)
 - Open display shelves for glassware
 - Storage cabinets
 - Plumbing available for future bar sink and/or ice maker
 - Electrical for wine fridge

POWDER ROOM

- Located downstairs
- Updated sink fixture (2014)
- Decorative mirror
- New toilet (2020)
- New hardware (2020)

UTILITY ROOM

- Located on the main floor
- Completely renovated for maximum space utilization and efficiency
- Upgrade includes tiled wall and shiplap feature
- High gloss porcelain floor tile for easy cleaning
- Added utility cabinet with oversize sink and pull down sprayer faucet

- Butcher block 1 ½” solid wood countertop for laundry sorting and shelf over washer and dryer, featuring heavy duty zero clearance brackets for added clearance
- Added track lighting and bright flush mount ceiling light
- Washer and dryer connections
- Hanging bar

PRIMARY BEDROOM

- Spacious room with space for a sitting area
- Ceiling fan/light
- Double crown molding
- Recessed can lighting
- New window drapes and curtain rods
- Faux wood porcelain floor tile
- Installed sliding barn-style door with frosted glass panels to entrance to en-suite bathroom

PRIMARY BATHROOM

- Full tear out and remodel in 2014, additional remodel in August 2021
- Restoration Hardware vanity and high cabinet, marble countertop, dual undermount sinks, dual mirrors
- New sink faucets, contemporary vanity lights and new towel bar fixtures (2021)
- New free-standing tub with contemporary tub filler with sprayer (2021)
- Custom designed oversized walk-in shower with dual shower heads, hand-held shower spray, soap niche, bench seat, pebble style flooring
- 3 new matching pendant light fixtures
- Faux wood porcelain floor tile
- Separate water closet, with new wood shaker door featuring frosted privacy glass insert, opaque window with new window treatment
- Separate walk-in his/her closets each with a new wood shaker door featuring privacy glass insert and new hardware, plus new luxury carpet and new hanging rods (2021)
- Exterior door with integral glass/blind insert, leads to hot tub and backyard

COMPASS

RACHEL CONKLING
713.894.9070
RACHEL.CONKLING@COMPASS.COM

14207 N. Suddenly Castle Street

FEATURES

STAIRWELL/UPSTAIRS HALLWAY

- New iron banisters/ oak handrails on stairs and balcony, replaced carpet stairs with new oak treads (2019)
- 2 linen closets in hallway
- Laminate wood floors 12mm (2020)

SECONDARY BEDROOM #1

- Located upstairs
- 2 sets of wall closets
- New Hunter ceiling fan/light fixture (2020)
- New window treatment
- Window blinds
- New shiplap accent wall

SECONDARY BEDROOM #2

- Located upstairs
- 2 sets of wall closets
- New Hunter ceiling fan/light fixture (2020)
- Window blinds
- Note: stain glass is excluded
- Direct access to en-suite Jack & Jill bathroom

JACK & JILL BATHROOM

(for Secondary Bedroom #1 & #2)

- Fully renovated down to the studs, unused since renovation completed (2021)
- New double vessel sinks, with contemporary waterfall faucets
- New porcelain tile floors
- All new floating cabinets with slow/quiet close drawers and faux marble countertop
- New contemporary flush mount ceiling light and vanity light fixtures
- Shiplap accent wall
- New tub/shower combination with DreamLine® shower door
- New plumbing
- Lots of storage space
- Note: storage bench is included

SECONDARY BEDROOM #3

- Located upstairs
- Walk-in closet with new light fixture

- Additional storage closet
- New Hunter ceiling fan/light fixture (2020)
- Spacious room
- Window blinds
- En-suite Jack & Jill bathroom

SECONDARY BEDROOM #4

- Located upstairs
- New Hunter ceiling fan/light fixture (2020)
- Spacious room
- Walk-in closet
- Window blinds
- En-suite Jack & Jill bathroom

JACK & JILL BATHROOM

(for Secondary Bedroom #3 & #4)

- Fully renovated down to the studs, unused since renovation completed (2021)
- New double vessel sinks, with contemporary waterfall faucets
- New porcelain tile floors
- New tub/shower combination with DreamLine® shower door
- All new floating cabinets with quiet/slow close drawers and faux marble countertop
- 2 new light fixtures
- Shiplap accent wall
- New contemporary flush mount ceiling light and vanity light fixtures

SECONDARY BEDROOM #5/EXTRA ROOM

- Ample room for twin/full/queen size bed and nightstand
- Ideal space for second home office or children's homework study area
- Flexible space with multi-use options: also ideal work out room, sewing room, play room, craft room
- Located upstairs
- Walk-in closet with new light
- New Hunter ceiling fan/light fixture (2020)
- Window blind
- Note: stain glass is excluded



RACHEL CONKLING
713.894.9070
RACHEL.CONKLING@COMPASS.COM

14207 N. Suddenly Castle Street

FEATURES

THIRD FULL BATHROOM

(for Secondary Bedroom #5 and Game Room)

- Located upstairs
- Fully renovated down to the studs, unused since renovation completed (2021)
- New vessel sink, with contemporary flat spray waterfall faucet
- New porcelain tile floors
- All new floating cabinets with quiet/slow close drawers and bamboo countertop
- New contemporary flush mount ceiling light and vanity light fixture
- Shiplap accent wall
- New walk-in shower with rain shower head and separate hand held sprayer
- Built in floating storage cabinet with glass front display and built in lighting

GAME ROOM

- Located upstairs
- Vaulted ceiling
- New carpet (2018) and recently steam cleaned (August 2021)
- Huge space, can accommodate pool/game tables
- Built-in book/display shelves with cabinets below, Recently repainted with under cabinet lighting installed and new hinges and cabinet pulls
- New light-filtering/privacy track shades
- Updated ceiling fan/light fixture
- Recessed can lighting
- Wet bar (Updated 2021)
 - New antique brass track lighting
 - Freshly painted cabinets, with new antique brass hinges and cabinet pulls
 - Open display shelves with faux brass wall feature
 - New antique brass faucet and matching outlet cover upgrades
 - Granite countertops
 - Mini refrigerator
- The back stairs lead to the garage and driveway entrance. New light and new carpet (2021).



RACHEL CONKLING
713.894.9070
RACHEL.CONKLING@COMPASS.COM