

# 1107 Briarmead

## FEATURES

### OVERALL

- Designed by architect Lars Bang
- New windows & sliding doors (2020)
- New HVAC condenser unit (2020)
- New AC ducts (2015)
- New furnace (2018)
- Exterior painted (2018)
- All underground pipes replaced (2018)
- New roof (2018)
- Tankless water heater (2013)
- Zoned and walking distance to exemplary Briargrove Elementary School
- Neighborhood pool/community center
- Minutes away from popular dining and shopping in the Galleria area
- Easy access to major freeways: I-10, 59 and 6-10

### FRONT EXTERIOR

- Great curb appeal
- Mature trees
- Covered patio with room for outdoor furniture
- Long driveway with carport & attached 2 car garage
- Gorgeous double wood front doors

### BACK EXTERIOR

- U-shaped home surrounds the back patio, allowing for gorgeous views from the interior of the home
- New outdoor patio (2019)
- Turf installed for easy maintenance (2018)
- Driveway replaced (2018)
- Attached 2 car garage with automatic garage door openers
- Side (driveway) fence replaced (2018)

### FORMAL DINING ROOM

- Located just to the left of the entrance
- Pocket door leading to the kitchen
- Huge windows overlooking the manicured front yard
- Hardwood floors
- Recessed can lighting
- Decorative light fixture
- Accent brick wall painted white
- Custom window shades and curtain rods/drapes
- Plenty of space for a large table and extra furniture

### STUDY/PLAYROOM

- Flexible space; could function as a study, playroom, formal living room or additional guest suite
- Large windows overlooking the beautiful front yard
- Custom window shades
- Recessed can lighting
- Custom built-ins (2020) with two desk spaces, cabinets, open bookshelves and 2 built-in lights

### KITCHEN

- Fully renovated kitchen (2013)
- Open floor plan with family room
- Hardwood floors
- Large island with storage and breakfast seating
- Stainless steel Bosch convection oven
- Stainless steel Bosch built-in microwave
- Stainless steel Bosch dishwasher
- Bosch induction cooktop

# COMPASS

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## FEATURES

### **KITCHEN (continued)**

- Pull-out spice racks and pot drawers
- Stainless steel large basin sink
- Tons of cabinets and drawer space
- White subway tile backsplash
- Two decorative pendant lights
- Recessed can lighting
- Double crown molding
- Child safety locks already installed

### **FAMILY ROOM**

- Spacious room with new large sliding glass doors open to the backyard patio
- Recessed can lighting
- Hardwood floor
- Wood burning fireplace with new tile surround and mantle
- Double crown molding

### **PRIMARY SUITE**

- Spacious room with backyard views
- Windows with plantation shutters
- Hardwood floors
- Ceiling fan
- Recessed can lighting
- New sliding doors opening to backyard with curtain rod and drapes

### **PRIMARY BATHROOM**

- New counters (2018) on vanity with storage underneath
- New marble hexagon tile floors (2018)
- New pex pipes (2018)
- Window with plantation shutters
- Large decorative mirror
- Decorative light fixture
- Separate room for shower and toilet

- Walk-in shower with frameless glass shower door
- Walk-in closet with built-in dresser

### **SECONDARY GUEST BEDROOM #1**

- Spacious room
- Large wall closet
- Windows with plantation shutters
- Built-in large bookshelf
- Decorative light fixture

### **SECONDARY GUEST BEDROOM #2**

- Spacious room
- Large wall closet
- Windows with plantation shutters
- Built-in large bookshelf
- Decorative light fixture

### **SECONDARY BATHROOM:**

- New countertop (2018)
- New flooring (2018)
- New pex pipes (2018)
- New decorative light fixtures
- Large vanity with storage underneath
- New hardware
- Tub/Shower combination
- Window with plantation shutters
- Linen closet

### **UTILITY ROOM**

- Functions as a mudroom too as it is situated between the attached garage entrance and kitchen
- New decorative tile floors
- Tons of built-in cabinets
- Room for an additional fridge and/or freezer
- Washer and dryer connections

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