

# Welcome to 13802 Tamerisk Centre Court \* Houston, Texas 77069

Beautiful 4+ Bedroom - 3.5 Bath - 3 Car Garage Home in highly desired Champions Centre Dirage!

Christine Kalmbach, Realtor - Keller Williams Platinum - 832.755.2954 - realtorck4u@gmail.com

UPGRADES ALMOST \$175,000+ IN IMPROVEMENTS (SEE SEPARATE

ATTACHMENT

- \* EXCLUSIVE GATED COMMUNITY WITH CUSTOM HOMES AND AMENITIES
- \* CUSTOM BUILT HOME BY FRONTIER CUSTOM BUILDERS
- \* LARGE CORNER LOT ON A CUL-DE-SAC AND PROFESSIONALLY LANDSCAPED YARD FRONT AND BACK WITH UPDATED CUSTOM LIGHTING
- \* CUSTOM PEBBLETECH HEATED POOL & SPA
- \* NEW 30 YEAR ROOF CERTAINTTEED MAX DEF MOIRE' BLACK
- \* VERY PRIVATE BACKYARD WITH NEW FENCING ON ONE SIDE AND GORGEOUS TROPICAL LANDSCAPING
- \* 3 CAR GARAGE WITH EPOXY FLOOR AND CHAMBERLAIN GARAGE DOOR OPENERS & REMOTES
- \* STORAGE SHEDS TO REMAIN WITH PROPERTY
- \* BOSE SPEAKERS ON BACK PATIO
- \* PROFESSIONALLY DECORATED HOME
- \* ELEGANT CUSTOM PAINT THROUGHOUT
- \* FAUX PAINTED COLUMNS IN DINING ROOM
- \* EIGHT FOOT DOORS ON FIRST FLOOR
- \* FRENCH OAK HAND SCRAPPED/WIRE BRUSHED AND DISTRESSED BERGAMO TOAST HARDWOOD FLOORING IN FORMAL DINING, STUDY, FAMILY ROOM, AND PRIMARY SUITE.
- TWO 80 GALLON HOT WATER HEATERS UPDATED IN 2014
- \* UPDATED DECORATIVE FIXTURES & CEILING FANS + LIGHTING
- \* BLACK GRANITE COUNTER TOPS IN KITCHEN AND POWDER ROOM
- \* CERAMIC GAS LOGS FIREPLACE WITH PUSH-BUTTON REMOTE IGNITION
- \* JENN-AIR STAINLESS STEEL WALL OVEN, CONVECTION/MICROWAVE OVEN & DISHWASHER (\$10,000 PURCHASE IN 2018)
- \* LG SS FRENCH DOOR REFRIGERATOR CONVEYS WITH FULL PRICE OFFER (\$2500 PURCHASE IN 2013)
- \* 2 STAIRCASES - ONE SPIRAL STAIRCASE BY THE FORMAL LIVING ROOM AND ONE STAIRCASE BY THE KITCHEN
- \* EXTENSIVE CROWN MOLDING
- \* MEDIA ROOM (CAN BE A 5TH BEDROOM AND IS PLUMBED FOR A 4TH FULL BATHROOM) WITH ACOUSTIMASS HOME THEATER SYSTEM AND DOLBY PROJECT WITH 135" VIEWING SCREEN

## ENTRY

COVERED TWO STORY PORCH  
CUSTOM SLATE TILE FLOORING ON PORCH  
SOLID OAK HARDWOOD DOOR/LEADED GLASS  
STUNNING 2 STORY ENTRY  
CUSTOM 12X12 PORCELAIN WHITE TILE  
CUSTOM WALL PAINT, BASEBOARD PAINT & TRIM  
LARGE COAT CLOSET

## FORMAL DINING ROOM

FRENCH OAK BERGAMO TOAST HARDWOOD FLOORING  
LARGE WINDOWS FACING THE FRONT OF THE HOME  
CUSTOM 2 INCH WHITE WOOD BLINDS  
CUSTOM FAUX MARBLE COLUMNS  
CUSTOM WALL PAINT, BASEBOARD PAINT & TRIM  
GORGEOUS CHANDELIER LIGHT FIXTURE WITH DIMMER SWITCH  
CROWN MOLDING

## STUDY

LOCATED OFF THE ENTRY  
STUDY CONTINUED  
FRENCH OAK BERGAMO TOAST HARDWOOD FLOORING  
LARGE WINDOWS FACING THE FRONT OF THE HOME  
CUSTOM 2 INCH WHITE WOOD BLINDS  
CUSTOM WALL PAINT  
DOUBLE HARDWOOD FRENCH DOORS  
OAK HARDWOOD SIX PANEL DOOR  
HARDWOOD BLOCK PANELING  
CUSTOM HARDWOOD BUILT SHELVING, DESK AND DRAWERS  
CEILING FAN WITH LIGHT  
UNDERMOUNT LIGHTING  
CROWN MOLDING

## FORMAL LIVING ROOM

2 STORY ROOM WITH SPIRAL STAIRCASE WITH CUSTOM CARPET ALLURE-CHARISMA ON RISERS, WHITE WOODWORK BALUSTER & OAK HARDWOOD HANDRAIL WITH CUSTOM LIGHTING OVERHEAD  
CUSTOM 12X12 PORCELAIN WHITE TILE WITH DIAMOND PATTERN TILE WORK  
3 LARGE PLATE GLASS PICTURE WINDOWS  
VERTICAL BLINDS ON LOWER WINDOW  
CUSTOM WALL PAINT, BASEBOARD PAINT & TRIM  
LED RECESSED LIGHTING  
NICHES FOR DISPLAYING ART  
DOUBLE CROWN MOLDING

## KITCHEN

CUSTOM 12X12 PORCELAIN WHITE TILE  
42" CUSTOM PAINTED WOOD CABINETS/DRAWERS  
GRANITE COUNTERS WITH GAS COOKTOP ISLAND, TRAVERTINE TILE BACKSPLASH WITH GRANITE INLAYS  
BREAKFAST BAR WITH 3 CUSTOM BAR STOOLS  
GORGEOUS VAULTED CEILING OVER SINK AREA WITH 4 CUSTOM ARCH WINDOWS AND 2 INCH WHITE WOOD BLINDS  
CUSTOM WALL PAINT (10/2021), BASEBOARD PAINT & TRIM  
STAINLESS STEEL JENN-AIR WALL OVEN, CONVECTION/MICROWAVE OVEN & DISHWASHER (\$10,000 IN 2018)  
SINKOLOCY COPPER SINK WITH BRONZE FAUCET/SPRAYER  
FRIGIDAIRE 40 BOTTLE WINE FRIDGE  
COFFEE BAR AREA  
ROLLING TRASH/RECYCLING BIN IN CABINET  
UNDERMOUNT LIGHTING AND RECESSED LIGHTING  
WALK-IN PANTRY WITH DECORATIVE WINDOW & SHELVING  
BUTLERS PANTRY WITH GRANITE, WOODWORK CABINETRY WITH GLASS INLAYS, UNDERMOUNT LIGHTING AND RECESSED LIGHTING  
CROWN MOLDING

## BREAKFAST ROOM

SUCH A LARGE SPACE!  
CUSTOM 12X12 PORCELAIN WHITE TILE  
CUSTOM WALL PAINT, BASEBOARD PAINT & TRIM  
UPDATED CHANDELIER LIGHT FIXTURE WITH DIMMER SWITCH  
CUSTOM 2 INCH WHITE WOOD BLINDS  
8 FOOT FRENCH DOOR

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## CROWN MOLDING

## FAMILY ROOM

FRENCH OAK BERGAMO TOAST HARDWOOD FLOORING  
LARGE PLATE GLASS WINDOW OVERLOOKING POOL AREA  
NICHE FOR ENTERTAINMENT AREA  
AUTUMN MOUNTAIN AIR STONE FIREPLACE GAS LOGS WITH REMOTE  
STARTER WITH WHITE WOODWORK  
CUSTOM WALL PAINT, BASEBOARD PAINT & TRIM  
CUSTOM 2 INCH WHITE WOOD BLINDS  
DOUBLE 8 FOOT FRENCH DOORS  
CROWN MOLDING, CEILING FAN  
SURROUND SOUND

## POWDER ROOM

CUSTOM 12X12 PORCELAIN WHITE TILE  
UPDATED LIGHTING  
CUSTOM CABINERY WITH GRANITE & BRASS SINK  
CUSTOM WALLPAPER & SHELVING  
BLACK COMMODE

## UTILITY ROOM

GAS/ELECTRIC CONNECTIONS W/D  
LOCATED ADJACENT TO GARAGE  
CUSTOM 12X12 PORCELAIN WHITE TILE  
UPDATED WHITE GRANITE COUNTERS  
SS SINK  
WHITE WOODWORK CABINERY  
NICHE FOR SECOND REFRIGERATOR  
CUSTOM WALL PAINT, BASEBOARD PAINT & TRIM  
CROWN MOLDING

## PRIMARY BEDROOM

SUCH A HUGE SPACE!  
FRENCH OAK BERGAMO TOAST HARDWOOD FLOORING  
CUSTOM WALL PAINT, BASEBOARD PAINT & TRIM  
TRAY CEILING WITH CUSTOM PAINT  
BAY PLATE GLASS/PICTURE WINDOWS/SEATING AREA  
8 FOOT FRENCH DOOR  
AQUALINK POOL CONTROLLER  
CEILING FAN + LIGHT + DIMMER SWITCHES  
TV WALLMOUNT  
ENSUITE BATH

## PRIMARY BATH

FANTASTIC SPA-LIKE SPACE!  
DOUBLE PULL DOORS  
BARREL CEILING OVER SHOWER & TUB  
CUSTOM TRAVERTINE TILE FLOORING WITH STAR MEDALLION INLAY  
JACUZZI JETTED TUB WITH GRANITE SURROUND AND ARCH RAIN GLASS WINDOW  
WALK-IN TRAVERTINE SHOWER WITH DOUBLE RAIN SHOWER HEADS AND SEATING + TEMPERED GLASS DOOR  
CUSTOM PAINTED WOOD CABINERY  
GRANITE DUAL VANITIES, UNDERMOUNT SINKS  
FRAMED MIRRORS

CUSTOM WALL PAINT, BASEBOARD PAINT & TRIM  
UPDATED LIGHTING  
PRIVATE WATERCLOSET AND 1.6 GAL FLUSH TOILET

## MASTER CLOSETS

SEPARATE HUGE WALK-IN CLOSETS!  
AUTOLIGHTING WHEN DOOR OPENS  
BUILT-IN SHELVING, DRAWERS  
EXTRA STORAGE SPACE  
ONE WIRED FOR INTERNET, MESH, ETC.

## GAME ROOM

LARGE SPACE OVERLOOKING BACKYARD OASIS  
NEW SOFT PILE CARPET 10/2021  
CUSTOM TIFFANY LIGHTING FOR POOL OR GAME TABLE  
CUSTOM TIFFANY LIGHTING IN CORNER  
TV WALLMOUNT  
CUSTOM WALL PAINT, BASEBOARD PAINT & TRIM  
PLATE GLASS PICTURE WINDOWS OVERLOOKING BACKYARD  
TRAY CEILING WITH CUSTOM PAPER APPLIED  
CROWN MOLDING

## MEDIA ROOM

COULD BE A 5TH BEDROOM WITH PLUMBING ADJACENT FOR 4TH BATHROOM — SO MANY POSSIBILITIES!!  
NEW SOFT PILE CARPET 10/2021  
CUSTOM THEATER LIGHTING  
THEATER VIEWING SCREEN 135 INCHES  
SURROUND SOUND  
DOLBY PROJECTOR STAYS!  
BLACKOUT CURTAINS  
CUSTOM WALL PAINT, BASEBOARD PAINT & TRIM  
CUSTOM 2 INCH WHITE WOOD BLINDS  
CROWN MOLDING

## BEDROOM 2

VAULTED CEILING  
NEW SOFT PILE CARPET 10/2021  
ADJACENT JACK & JILL BATH  
ARCH WINDOW WITH CUSTOM 2 INCH WHITE WOOD BLINDS  
UPDATED CUSTOM PAINT 10/2021  
CEILING FAN & LIGHT

## SECOND BATH

JACK & JILL BATH  
FRAMED MIRRORS  
CUSTOM 12X12 PORCELAIN WHITE TILE  
WHITE WOODWORK CABINERY  
UPDATED GRANITE COUNTERS  
UNDERMOUNT SINK  
BRONZE HARDWARE  
DIMMABLE LIGHTING  
UPDATED CUSTOM PAINT 10/2021  
SEPARATE TUB/SHOWER COMBO/COMMODE

## BEDROOM 3

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NEW SOFT PILE CARPET 10/2021

UPDATED CUSTOM PAINT 10/2021

## BEDROOM 3 CONTINUED

TRAY CEILING

CUSTOM 2 INCH WHITE WOOD BLINDS

CEILING FAN & LIGHT

BUILT-IN DESK & CHAIR STAY!

## BEDROOM 4

COVE CEILING

NEW SOFT PILE CARPET 10/2021

CUSTOM WALL PAINT, BASEBOARD PAINT & TRIM

CUSTOM 2 INCH WHITE WOOD BLINDS

CEILING FAN & LIGHT

LARGE WALK-IN CLOSET

## BACKYARD

PARTIALLY COVERED PATIO

CUSTOM PEBBLETECH HEATED POOL & SPA (WITH REMOVABLE FOUNTAIN) WITH AQUALINK APP & CONTROLS

CUSTOM TROPICAL LANDSCAPE

CUSTOM PEA GRAVEL/FLAGSTONE PAVER DECKING EXTENDED

UPDATED FENCE ON 1 SIDE

UPDATED LANDSCAPE LIGHTING

OVERHEAD MISTING SYSTEM & LIGHTING STAYS!

GAS BURNING FIRE PIT & TIKI TORCH WITH GRANITE TABLE

OUTSIDE BY GARAGE WIRED FOR TV

BOSE SURROUND SOUND SYSTEM

SOME POOL FLOATS REMAIN

3 HVAC TRANE SYSTEMS UPDATED IN 2013

WATER SOFTENER SYSTEM!