



## LUMINOUS WEST MEMORIAL RENOVATION CREATES CUL-DE-SAC FAMILY HAVEN

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*Just  
Listed*

A beaming open-plan first level with airy staircase enjoys a window wall backyard view in this five bedroom/three-and-a-half bath transformation. Remodeled kitchen, baths: all designer finishes, fixtures. Wood-look tile floor in shared spaces; neutral palette and recessed LED lighting throughout.

14111 HEATHERFIELD DRIVE | HOUSTON, TX 77079

**\$725,000**



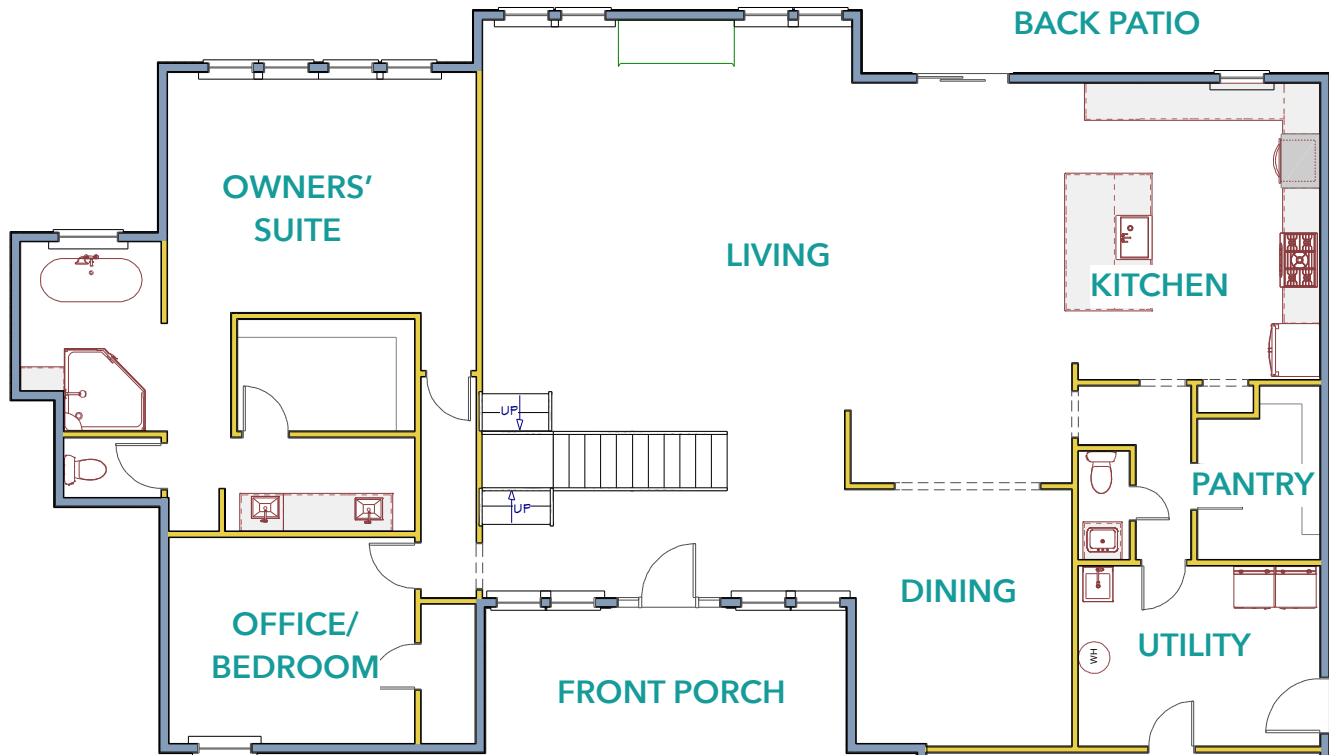
## UPGRADED, DESIGNER DETAILS ELEVATE CHARM, ADD FUNCTIONALITY

Hardworking kitchen, abundant with storage options: soft-close drawers, cabinets with adjustable shelving, pots and pans drawers; sprawling island with single-bay stainless farmhouse sink, gooseneck pull-down faucet, dual waste-can pull out, abundant electrical plugs; quartzite countertops; stainless-steel appliances; adjoining utility wing with walk-in storeroom for pantry/small appliances, half bath, laundry/mudroom with sink, garage access. Well-

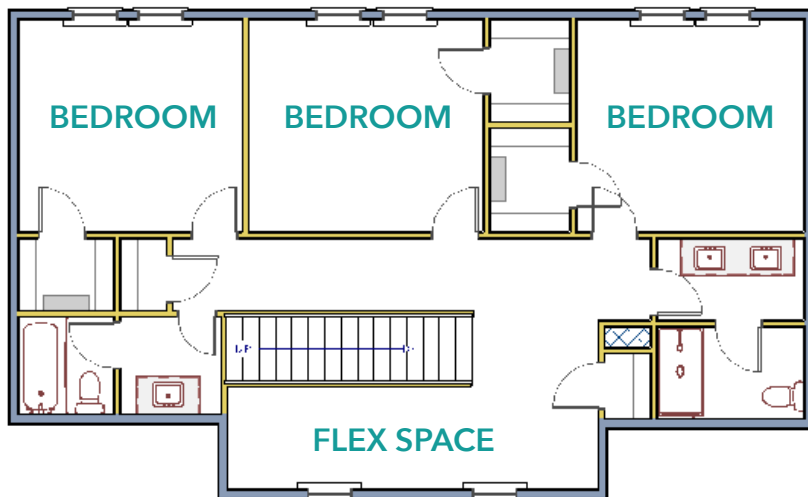
sized main suite: marble-look and hexagonal tiling, modern-style slipper tub, soaring skylight, frameless glass-enclosed shower, double vanity with square ceramic vessel sinks; apothecary jar-style globed light fixtures (in all baths). Upstairs flex space. New HVACs, roof, plumbing, electrical. Covered front porch; new back patio. Private back gate to Terry Hershey Park. SBISD schools, nearby shopping/dining.

# FLOOR PLAN

*The thoughtfully-designed residence at 14111 Heatherfield Drive boasts a FLOOR PLAN BUILT FOR COMMUNAL GATHERINGS that also has plenty of QUIET PLACES TO TUCK AWAY for private time.*



FIRST FLOOR



SECOND FLOOR

Floor plan provided for marketing purposes only. Buyer should verify dimensions and details.



# FEATURES AND UPGRADES

## SIGNATURE FEATURES

Charming, Tree-Encircled Cul-De-Sac Location in River Forest Subdivision of Desirable West Memorial

Extensive Renovation of Kitchen and Baths, all With Designer Finishes, Fixtures

Practical Utility Wing off Kitchen Containing Walk-in Storeroom for Pantry/Small Appliances, Convenient Half Bath, Enormous Laundry/Mudroom With Dedicated Sink, Access to Garage

Wood-Look Tile Floor in all Shared Spaces; Neutral Palette and Recessed Led Lighting Throughout

Dramatic Open-Plan First Level, With Rear Glass Window Wall Overlooking Backyard and Pouring Light Into the Space; Open Staircase

Terrific Top-of-the-Stairs Flex Space for Play or Work With Counter-Height Preset Electrical Outlets; Storage Closet

Private Backyard Access Gate to Verdant Terry Hershey Park and 12.2-Mile Hike and Bike Trail

## KITCHEN

Workhorse Swirl-Pattern Quartzite Countertops Highlighting Soft-Close

Drawers, Cabinets With Glass-Front Uppers, Adjustable Shelving, Pots and Pans Drawers

Sprawling Island With Single-Bay Stainless Farmhouse-Style Sink With Disposer, Gooseneck Pull-Down Faucet; Adjacent Double Waste-Can Pull Out; Abundant Electrical Plugs

Stainless-Steel Appliance Suite of Double Convection Wall Ovens, Five-Burner Gas Range, Funnel Vent Hood, Dishwasher

## OWNERS' SUITE

Rhythmic Quartet of Windows Illuminating Well-Sized Bedroom

Large-Format Marble-Look Tile in the Ensuite, With Modern-Style Slipper Tub Beneath Soaring Skylight. Hexagonal Tile Accent Wall Connecting Tub to Frameless Glass-Enclosed Shower, With Repeating Hexagon Tile Floor, Dual Shampoo Nooks and Adjoining Bench

Roomy Double Vanity With Square Ceramic Vessel Sinks, Brushed Nickel Fixtures, Weathered-Wood Framed Mirrors; Apothecary Jar-Style Globed Light Fixtures—Signature Detail in all Baths

Spacious Walk-in Closet With Double-Hang Space; Separate Water Closet

## **SECONDARY BEDROOMS, BATHS**

Upstairs Secondary Bedrooms With Room for Queen Sized Beds and Storage Pieces; Two-Inch Faux Slat Blinds, Berber Carpet, Ceiling Fans

Well-Appointed Walk-in Closets With Built-in Shelving Towers, Double Hang Racks, Shoe Racks

Two Full Baths Continuing Design Aesthetic: Spacious Double or Single-Sink Vanities, Marble-Look Ceramic Tile With Hexagon Accent Surfaces, Glass Walled Shower or Step-in Bathtub; Separate Vanity and Bathing Areas in Both Secondary Bathrooms

Downstairs Office or Workout Room With Closet, Potential Fifth Bedroom

## **EXTERIOR**

Old English-Style Front Door With Sidelights, Clavos Hardware, and Fully Functional Speakeasy Window With Grille Within Covered Porch

Recent, Robust Backyard Patio

Side Load Two Car Garage With Epoxy Floor, Large, Recently Installed Curving Driveway

## **FOUNDATION, MECHANICAL SYSTEMS, GENERAL**

Two Recent Ruud WeatherKing HVAC Systems, Including a 14 SEER 4 Ton and 14 SEER 3 Ton, Both With AC and Furnace

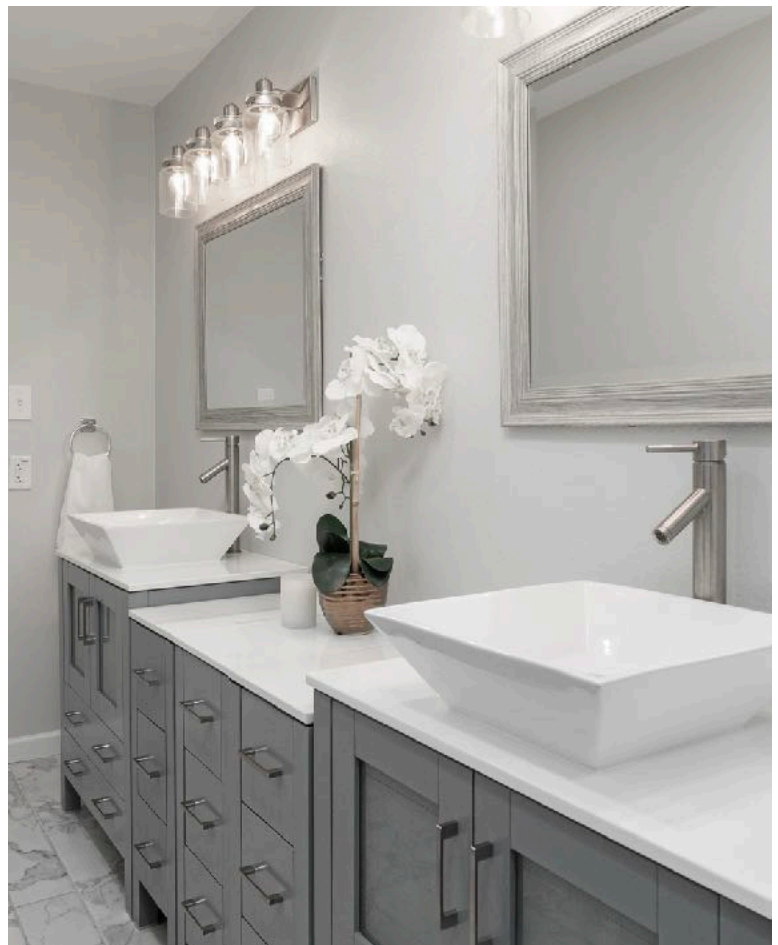
Recent, Composite Shingle Roof

Recent, Upgraded Electrical Wiring With New Breaker Panel

Recent Pex Plumbing Throughout; Gas Water Heater

Brick Façade With Cement Board, Wood Siding

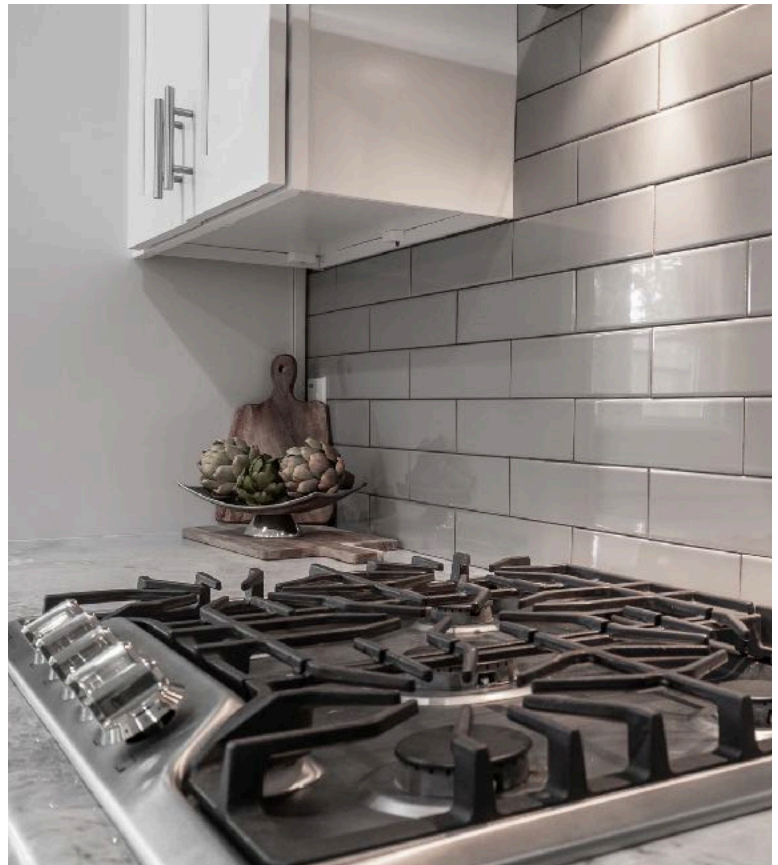
Low-E Vinyl Windows





**COME HOME TO  
14111 HEATHERFIELD DRIVE**

*You'll get flowing space and beautiful finishes and all the exclusive amenities the nearby Nottingham Forest Club provides — plus the strong sense of community you immediately feel once you've arrived.*



# Features

5



3.5



3,520 SF



Lot Size 11,967 SF

Subdivision River Forest

Property Type Single Family

Stories 2

Year Built 1970

HOA \$665/YR

Fireplace Wood Burning with Gas Starter

Construction Brick/Wood/Cement Board

Style Modern

Garage 2 Car Attached Sideload

Heating Central Gas

Cooling Central Electric

Foundation Slab

Nearby Parks Terry Hershey

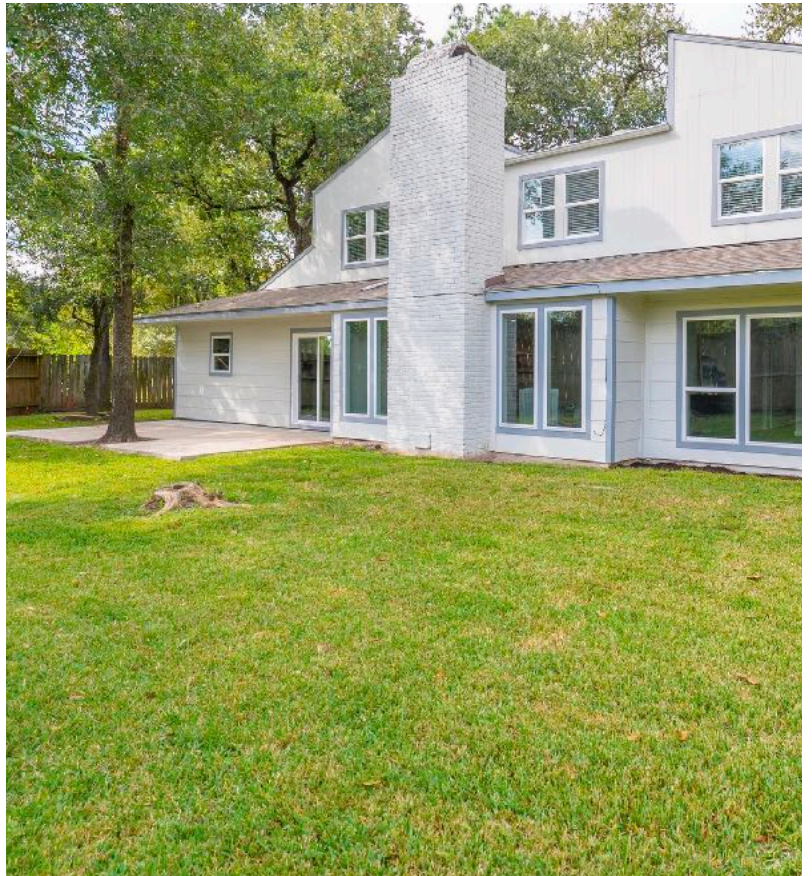
School District Spring Branch ISD

Elementary Meadow Wood

Middle Spring Forest

High Stratford

MLS Number 9177423



Jennifer Vickers is a relationship-centric Realtor® specializing in close-in residential properties. Recipient of the HAR Realtor of the Year and 20 Under 40 Rising Stars in Real Estate Awards, she has also been featured in Texas Monthly as a multiyear Five Star Real Estate Award Winning Professional. Her detail oriented approach has helped Jennifer become a Top Producer since entering the real estate business in 2014. Contact Vickers Properties Group to assist with buying a home, selling or leasing a property, or marketing your next development.

Certifications:

- Master Certified Negotiation Expert
- Graduate, Real Estate Institute



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