

7223 PALISADES HEIGHTS
HOUSTON, TX 77095

IMPROVEMENTS & UPDATES

- ◇ **NEW ROOF 2020**
- ◇ **PAINTING - Interior and Exterior freshly painted**
- ◇ **KITCHEN:**
 - Granite countertops, back splash, new sink and faucet
 - New dishwasher
- ◇ **BATHROOMS:**
 - Updated Shower in Master Bathroom
 - New Granite in all Bathrooms
- ◇ **FLOORING:**
 - Laminate Flooring in all Bedrooms
 - Laminate Flooring on Bottom Tier of Staircase
 - New Carpet on Stairs and Gameroom
 - Tiled Front Porch Entry
- ◇ **LANDSCAPING**
 - Trees trimmed, new shrubs, mulch, bedding plants
 - Pressure Washed - exterior of home, driveway, patio and sidewalk
- ◇ **NEW GARAGE DOOR OPENER**

PROPERTY FEATURES

INTERIOR

- ◇ **LARGE ISLAND KITCHEN:**
 - Plentiful Cabinets
 - Desk Area
 - Huge Bay Window
 - Built-In Wine Rack
- ◇ **PRIMARY SUITE**
 - Huge Master Bedroom and Bathroom
 - Large Vanity with Double Sinks
 - 2 Separate Walkin Closets in Bathroom
 - Jetted tub
 - Large Window Seat with Privacy glass and in mater bath
 - Speakers in bathroom for music
 - Private Toilet Room with Window
- ◇ **STUDY/LBRARY**
 - 2 Walls of Built-Ins
 - Fireplace
 - French Doors to Enter and to Exit to Private Covered Porch
- ◇ **TREMENDOUS STORAGE**
 - Decked Walk-In Attic - Approx 350 sq ft with Shelving - Could be Converted to Extra Room
 - Walk in Closets in all Bedrooms, Large Linen Closets, Coat Closet and Utility Room E61
 - Secret Storage Behind Faux AC Vent Under Staircase

INTERIOR (con't)

- ◇ Massive Living Areas
- ◇ 2 Gas Log Fireplaces - Family Room and Study
- ◇ French Doors (4 Sets) - Breakfast Room, Family Room, Into Study, Study to Covered Porch
- ◇ Custom Built Mantle and Bookcases in Study and Gameroom
- ◇ Vaulted Ceilings and Crown Molding
- ◇ Upstairs Gameroom
- ◇ Upstairs Bath has Large Vanity with 2 sinks and new granite
- ◇ Large Utility Room With Overhead Cabinets
- ◇ House Alarm - With Glass Breakage Sensor for Bathroom Window
- ◇ Blinds for All Windows

EXTERIOR

- ◇ Large corner log on quiet street in Southdown Village
- ◇ Mature Oak, Crepe Myrtle and Fig Trees
- ◇ Brick Privacy Wall Along Side of Home
- ◇ Huge Bricked (25 x 20) Patio has large relaxing fountain and lighted ceiling Fan
- ◇ 3 Car Garage
- ◇ Garage attic decked for extra storage
- ◇ Wide driveway
- ◇ Private Coverd Porch Off Study
- ◇ Large 2 Story Front Entry
- ◇ Architechtrual Features Include: Bonnet on Bay Window, Gable Vent, Shutters and Stucco Accent

COMMUNITY AMENITIES

- ◇ Master Planned Copperfield with 7 Villages
- ◇ Parks and community pool with new slides
- ◇ Green Belts and Miles or Scenic Walking/Biking Trails Throughout Neighborhood
- ◇ Community Centers that Can Be Rented For Events
- ◇ Elementary school in neighborhood can walk or ride your bike to school
- ◇ Restaurants and shopping within 5 min - Sprouts Farmers Market, Romero Los Brazas Mexican and Carabas Italian
- ◇ YMCA branch in neighborhood - 2 miles away
- ◇ Numerous Places of Worship within 5 min drive
- ◇ Two branches of Harris County Library 10 minutes away
- ◇ Lone Star College and Berry Center 4 miles away
- ◇ Two local Dog parks in addition to dog-friendly walking trails in the neighborhood
- ◇ Community parades at Christmas & July 4th
- ◇ Summer family friendly movie nights at the neighborhood pool
- ◇ Copperfield Dolphin Swim Team for all kids K-12