

Features and Upgrades
12102 Rip Van Winkle Drive
Houston Texas 77024

General Description:

Built in 2004 and extensively renovated interior and exterior 2021-2022
4,225 Sqft per Seller
Lot 11,050 per Appraisal District
5 Bedrooms (Bedroom 5 recently added)
3 Full bathrooms
2 Half bathrooms
2 Car oversized garage
Gated driveway
Study + Game Room
Heated pool
Hardwood flooring throughout (excluding bathrooms and utility room)
Recent interior and exterior painted with Sherwin Williams paint
Upgraded LED lighting
Professionally landscaped
Additional insulation and water line upgrades throughout the home
HVAC, water heater, pool pumps and sprinkler trap maintenance and cleaning
Mosquito misting system in place (never used)
6 Inch baseboards downstairs with recessed electrical outlets
Community HOA with security patrol
Private back door trash pickup
Walking distance to Frostwood Elementary and Memorial Forest Club
Memorial Middle School
Memorial High School

Formal Entry (22 x 5):

Front porch with recessed lighting
Two-story entry
Chandelier
Front door with sidelites and transom
Open views to backyard

Study (14 x 13):

Double pocket doors
Tray ceiling with coffered ceiling detail
In-ceiling flush mounted speakers
Recessed lighting
Recent built-in storage with adjustable shelves and enclosed cabinetry
Plantation shutters
Floor plug outlet

Formal Dining (15 x 13):

Double crown molding
Concealed accent lighting
Dimmer switches
Chandelier
Recessed lighting
Plantation shutters
Opens to foyer and butler's pantry

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Butler's Pantry (8 x 5):

Upper glass fronted display cabinets with accent lighting
Under cabinet lighting
Beverage refrigerator
Under counter cabinet storage

Kitchen (19 x 15):

Opens to breakfast and living area
Cabinetry storage extended to the ceiling
Pendant and recessed lighting
Pantry with auto light
Recent: countertops, backsplash, plumbing and hardware fixtures
Recent eat-in island with dual storage on each side
Extended double cabinet trash bin
Handsfree faucet
Gas 36" range
Warming drawer
In-ceiling speakers with sound control

Breakfast Area (16 x 13):

Half bath with vanity and storage for convenient pool access and guests
Custom shades
Chandelier
Sweeping views of loggia and pool
Full lite door

Living Area (20 x 14):

Double crown molding
Recessed lighting
In-ceiling speakers
Custom Hunter Douglas shades
Cast stone wood burning fireplace with gas logs
Fireplace art eyeball spotlight

Utility Room (7x7):

Upper and lower cabinet storage
Electrical and gas connections
Utility sink
Hanging rod
Designer accent tile

Understairs storage (10 x 7):

Auto light
Shelving
Expansive storage

Half Bath #2 (7 x 4):

Discreetly tucked away from the living and dining areas
Undermount sink
8" spread chrome plumbing hardware
Vanity and upper cabinet storage
Medicine cabinet

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Primary Bedroom (20 x 19):

Sweeping views of the backyard and pool

Recessed lighting

In-ceiling flush mounted speakers

Hunter Douglas shades

Primary Bathroom (16 x 15):

Recessed lighting

Glass block privacy window

Double vanities with storage and make up station

Linen hutch

Quartz counters

Marble flooring

Jetted soaking tub with extended decking

Marble wrapped oversized shower with dual shower heads

Private water closet with cabinet storage and pocket door

Primary Closet (15 x 11):

Auto light

Island with drawer storage

Built in shelving

Stainless steel rods

Pull down rods

Window with plantation shutters

Game Room (19 x 16):

Recessed lighting

Ceiling mounted speakers

Plantation shutters

Learning center or refreshment station

Closet with stationary shelving

Pool and backyard views

Bedroom 2 (19 x 12)/Bedroom 3 (16 x 12)/Bedroom 4 (16 x 11):

Recessed lighting

Ceiling fan

Double tray ceiling

Walk-in closet

Bedroom 5 (16 x 13):

Recent addition

Recessed lighting

Dormer window and seat

Closet with barn door

Bathroom 2 (9 x 8):

Recessed lighting

Vanity storage

Bidet

Bath tub with glass enclosure

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Bathroom 3 (6x 6) + (6 x 6):

Recessed lighting
Separate water closet and bathtub area
Vanity storage
Linen closet
Bath tub with glass enclosure

Pool:

Raised flagstone waterfall feature
Stone planters
Heated
Sunning ledge

Loggia (20 x 20):

Brick arched openings and columns
Recessed lighting
In-ceiling speakers
Gas plumb line
Painted decking
Wrought iron gate with upper lock and keyed lock

Garage (24 x19):

Extended width for storage and workspace
Driveway with automatic gate
Back gate to walking path