

6236 Locke Lane

Briargrove

COMPASS



House Overview

| | |
|--------------------|----------------|
| Bedrooms | 3 |
| Baths | 2 Full |
| Square Feet | 1,769 per HCAD |
| Lot Size | 7,126 per HCAD |
| Year Built | 1960 per HCAD |
| Garage | 2-Car Detached |

OVERALL

- Gorgeous private pool and spa with a new iron pool gate surrounding (2020), a rarity to find in Briargrove!
- Added on 80+ square feet to home with a brand new primary bathroom (2019)
- Renovated secondary guest bath (2018)
- Underslab plumbing fully replaced with Pex plumbing (2012)
- New roof on house & garage (2019)
- New fence (2020)
- Hardwood floors throughout living spaces and bedrooms
- Pex pipes throughout house, per previous owner
- Tankless water heater
- Energy efficient windows in back and sides of home
- 2 flex rooms- one off of kitchen and one in the garage
- Zoned and walking distance to exemplary Briargrove Elementary School
- Walking distance to neighborhood pool/community center/playground

- Minutes away from popular dining and shopping in the Galleria area
- Easy access to major freeways: I-10, 59 and 610

FRONT EXTERIOR

- Picture perfect curb appeal
- Ranch style home
- Professionally landscaped front & back yard (2021) and mature trees
- Sprinkler system
- Plenty of grass space for kids and dogs to play
- Gutters
- Lantern light fixture
- Ring doorbell (included)
- Security cameras (included)

BACK EXTERIOR

- Back patio with room for outdoor furniture & grill
- Sparkling private pool and spa
- New iron pool gate surrounding pool area (2020)
- New fence (2020)
- Bluetooth enabled speakers affixed to the garage to enjoy music in the patio/pool areas or as surround sound for an outdoor patio tv

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



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BACK EXTERIOR (continued)

- Sprinkler system
- Grass area for kids and dogs to play
- Gutters
- Automatic driveway gate
- Detached two car garage with automatic garage door opener.
Note: currently functioning as a 1 car garage but could easily be turned back into a 2 car garage
- Bonus room inside the garage
 - Flexible space that could be used as an office, gym, art room, or extra storage space
 - A/c unit
 - Ceiling fan/light fixture
 - Insulated walls
 - Raised floors
 - Double crown molding
 - Not included in the square footage

ENTRY

- New front wood door (2020)
- Coat closet
- Double crown molding

FORMAL DINING ROOM

- Open floor plan with living room
- Large windows overlooking the lush front yard with plantation shutters
- Decorative light fixture
- Recessed can lighting
- Double crown molding
- Ceiling speakers (included)
- Space for additional furniture such as a buffet and wall space to showcase a piece of art

FAMILY ROOM

- Conveniently open to the kitchen and dining room, creating a great open floor plan for entertaining
- Door conveniently open to the back patio, which makes it perfect for entertaining

- Wall of windows letting in natural light
- Double crown molding
- Ceiling fan
- Recessed can lighting
- Pocket door to close off from entry
- Security camera (included)

KITCHEN

- Updated kitchen
- Open floor plan with family room
- Large kitchen island with storage and with breakfast bar and room for barstools
- New decorative light fixture over island
- New sink plumbing fixture (2021)
- Granite countertops
- Custom wood cabinets
- Under cabinet lighting
- Stainless steel microwave (included)
- 5 burner stainless steel cooktop
- Stainless steel hood vent with wood covering and detailed millwork to match cabinets
- Stainless steel oven
- Bar area with glass front display cabinet and wine storage
- Stainless steel mini wine fridge (included)
- Pull out trash can
- Plenty of storage cabinets and pantry cabinets
- Tray ceiling with double crown molding and tray lighting
- Tile floors
- Recessed can lighting
- Door leads to side driveway to easily access car to unload groceries

STUDY/PLAYROOM

- Flexible space located just off the kitchen; could function as an ideal playroom, home office, home gym, or breakfast room
- Pocket door to kitchen
- French doors to dining room

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STUDY/PLAYROOM (continued)

- Large window with plantation shutters
- New tile floors (2022)
- Double crown molding
- Ceiling fan/light fixture

PRIMARY SUITE

- Spacious room
- Mahogany hardwood floors
- Ceiling fan/light fixture
- Large windows overlooking backyard and letting in lots of natural light
- Plantation shutters
- Double crown molding
- Large redone walk-in closet with built in dresser and lots of hanging space
- Second wall closet with lots of hanging space

PRIMARY BATHROOM

- Added on 80+ square feet of space with the brand new spa-like primary bathroom (2019)
- Large vanity with quartz countertops and plenty of storage underneath
- Slow close drawers and cabinets
- Double sinks
- Large mirror with vanity light
- Additional vanity space with additional storage, vanity light and decorative mirror
- Large walk in shower frameless glass shower door, carrera marble subway tile, bench seat, rain shower head with separate handheld sprayer
- Head knocker cabinet

SECONDARY BEDROOM #1

- Spacious room with room for additional furniture such as a desk and/or sitting area/play area
- Large wall closet with shelves and plenty of hanging space

- Windows with plantation shutters
- Ceiling fan/light fixture
- Baseboards

SECONDARY BEDROOM #2

- Flexible space that could make an ideal playroom, home office, gym, or additional guest room
- Large wall closet storage shelves and hanging space
- Windows with plantation shutters
- Curtain rod with drapes
- Double crown molding
- Note: baby monitor excluded

GUEST BATHROOM

- Fully renovated bathroom (except floors) (2018)
- New quartz countertop
- New decorative mirror
- New decorative light fixtures
- Large vanity with storage underneath
- New hardware
- New custom cabinets
- Tub/Shower combination with subway tiles
- Linen cabinet

UTILITY ROOM

- Located in the house
- Washer and dryer connections
- Storage cabinets

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