

## 1221 Gardenia Drive

### *Home Features-Wonderful features to observe:*

- Large bedrooms with oversized walk-in closets (many closets with built in shelving).
- Spacious primary suite (bedroom, bathroom, closet).
- High ceilings throughout. Crown molding all main floor.
- Dedicated enclosed office/den/secondary guest bedroom with built in shelves and desk.
- Built in custom entertainment center in family room.
- Efficient optimized kitchen layout with new designer KitchenAid appliances (fridge and stove < 1 year old, dishwasher 3 years old).
- Bathrooms all have significant amount of storage and built-in cabinetry and shelving.
- Large, oversized windows in all rooms
- Durable engineered scraped hardwood floors throughout all common rooms in excellent shape.
- Oversized detached Garage (2.5 car with built in shelving)
- Large paved and gated area for kids (increases overall yard size) perfect for entertaining (we host parties under the lights and watch movies on the garage).
- Significant driveway parking (6+ cars)
- Oversized covered patio with fans, lighting, TV and electrical outlets
- Large custom fenced in and irrigated vegetable garden area
- Several (3) mature trees (one live oak is a descendant from the famous oaks of Oak Alley Plantation in LA and has a certificate of authenticity)
- Mature landscaping dedicated raised vegetable garden area
- Close walking distance to grocery, pharmacy, school, dentist, doctors, restaurants, library, banks, coffee shops, ice cream parlors, salons, etc.
- Close walking and biking distance to popular family parks (Oak Forest Park, Candlelight Park) and White Oak Bayou hike and bike trail system.
- Professional pest care (termite prevention and inspection) quarterly for life of house (10 years)
- One of the few streets in neighborhood with a sidewalk (sidewalk connected all the way to elementary and middle school)
- Minimal, voluntary HOA, Optional neighborhood security program – SEAL patrol
- Home automation package, locks, security, lights, irrigation, smart thermostat can all be controlled from app on phone.
- Large easy to access attic area with window (improved lighting).
- New AC coil in 2021 (upstairs)
- Plug-in for electrical panel for generator.
- Plantation shutters (front of house)
- Home built on significant elevation for the street providing flood protection (no risk of flooding during Harvey or TS Imelda)
- Lovingly cared for by single family/original homeowner
- And, so much more....