

# 1206 Heritage Creek Park

COMPASS

## Features & Amenities



### House Overview

<b>Bedrooms</b>	3
<b>Baths</b>	2 Full + 1 Half Bath
<b>Square Feet</b>	2,454 per HCAD
<b>Lot Size</b>	2,677 per HCAD
<b>Year Built</b>	2004 per HCAD
<b>Garage</b>	2-Car Attached
<b>Neighborhood</b>	Timbergrove/Lazybrook

### OVERALL

- Renovated kitchen (2018)
- First floor living with an open and inviting floor plan
- All bedrooms up with a flex space (could function as a game room, playroom, study, etc) and utility room
- Hardwood floors throughout the first floor
- Recently cleaned duct work
- Heritage Oaks Community HOA covers: water, sewer, trash, common grounds, gate
- The HOA leases a parking area next to the community for extra guest parking with a gate to access the community from the parking lot
- Walking distance to Jaycee Park, Lorraine Cherry Nature Preserve and the running trails at Whitie Oak Bayou Greenway Trail along TC Jester Blvd
- Easily accessible to major freeways: 610, I-10, 290

- Minutes from popular dining and nightlife in the Heights and the Shady Acres area

### FRONT EXTERIOR

- Charming curb appeal with landscaping
- 2 lanterns
- 2 car attached garage

### BACK EXTERIOR

- One of the largest backyard spaces for the community, per seller
- Spacious back patio with pavers; with plenty of room for outdoor furniture and a grill
- Large grass space for kids and pets to play!

### ENTRY

- Beautiful hardwood door with beveled glass inlay
- Wide entry with room for an entry piece of furniture and wallspace to showcase art

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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### ENTRY (continued)

- Gleaming hardwood floors that continue throughout the first floor
- Double crown molding
- 10 foot ceilings throughout first floor
- Light fixture
- Stairs leading to second floor with iron balusters
- Coat closet

### LIVING ROOM

- Spacious room; offering a variety of furniture configurations
- Gleaming hardwood floors
- Gas log fireplace with new tile surround (2018) and detailed millwork on the mantle
- Large windows overlooking the backyard
- Plantation shutters
- Recessed can lighting
- Ceiling fan
- Double crown molding
- Note: Sconces are excluded

### KITCHEN

- Renovated kitchen (2018)
- Open to dining area
- New subway tile backsplash ('18)
- New quartz countertops ('18)
- Breakfast bar with room for barstools
- Large island
- Stainless steel Kitchen Aid 5 burner gas cooktop with stainless steel vent hood
- Stainless steel Whirlpool oven
- New stainless steel whirlpool microwave ('22)
- New large stainless steel deep Kraus sink with new brass plumbing fixtures ('18)
- Double door pantry

- Under cabinet lighting
- Recessed can lighting
- Pass through window to living room
- Double crown molding
- Hardwood floors
- Door to attached 2 car garage

### DINING AREA

- Open floor plan with kitchen; perfect for entertaining
- Large windows overlooking backyard
- Plantation shutters
- Double crown molding
- Note: decorative light fixture is excluded

### POWDER ROOM

- Just off entry and easily accessible from living room
- Decorative mirror
- Vanity light
- Pedestal sink

### EXTRA ROOM

- Great flex space at the top of the stairs
- Flexible space; make an ideal game room, study, playroom or gym
- Hardwood floors
- Double crown molding
- Recessed can lighting

### PRIMARY SUITE

- Large primary bedroom with room for large furniture pieces
- Tray ceiling
- Decorative light fixture/ceiling fan
- Plantation shutters
- Plush carpet
- Double crown molding

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### PRIMARY BATHROOM

- Renovated spa-like bathroom
- Large vanity with double sinks
- Vanity area with knee space
- Slab granite countertops
- Plenty of storage cabinets
- Three mirrors with vanity lights
- Large walk-in shower with frameless glass surround
- Plumbing and space to add a tub if next owner desired
- Windows with plantation shutters
- Recessed can lighting
- Separate water closet
- Large walk-in closet with adjustable Elfa system
- New carpet in closet ('22)

- Additional linen closet just outside bathroom

### UTILITY ROOM

- Conveniently located on the 2nd floor with all the bedrooms
- Washer/dryer connections
- Cabinet space

### SECONDARY BEDROOM #1

- Spacious room with room for a sitting area and/or desk
- Plush carpet
- Double crown molding
- Plantation shutters
- Light fixture
- Walk-in closet

### SECONDARY BEDROOM #2

- Flexible room that could make a great home office, playroom, gym, or secondary bedroom
- Hardwood floors
- Plantation shutters
- Large closet
- Light fixture
- Double crown molding

### GUEST BATHROOM

- Vanity with granite countertop
- Decorative vanity light
- Tub/shower combination
- Linen closet

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