

1047 Memorial Villages Drive

COMPASS

Features & Amenities



House Overview

Bedrooms	4
Baths	3 Full + 1 Half Bath
Square Feet	2,709 per appraisal
Year Built	2004 per HCAD
Garage	2-Car Detached
Neighborhood	Memorial West

OVERALL

- Incredible location in the desirable gated community of Memorial Village Townhomes
- Zoned to exemplary SBISD schools (buyer to verify eligibility): Bunker Hill Elementary, Memorial Middle and (walking distance to) Memorial High School
- Walking distance to great restaurants including: Liberty Kitchen, Island Grill, Treebeards, Tiny's Milk & Cookies, Ciro's, Le Peep, Guadalajara, to name a few.
- Easy access to I10, close proximity to popular shopping and dining at City Centre, Town & Country Village, Memorial City Mall and The Galleria
- New roof, 2019 (covered by HOA)
- Interior recently repainted, 2021
- Exterior repainted, September 2021 (Covered by HOA)
- HVAC-2004, regular maintenance
- A/C- new evaporator coil, 2020
- A/C ducts cleaned, 2020
- Gas dryer exhaust flue cleaning, 2020
- Garage door springs replaced, 2021
- Water heater-2004

- Corner unit, which allows for more windows and natural light
- Plantation shutters added throughout the home
- Double paned windows
- All secondary bedrooms were rarely used (empty nesters)
- HOA (\$476/month)- covers water & sewer, trash, pool, complex gate, grounds, and exterior of home
- HOA is constantly maintaining community: recently power washing/painting all sidewalks/paths (June 22)

FRONT EXTERIOR

- Current owners took advantage of outdoor space making a quaint garden space right across from front door (all furniture & planters are included)
- Planted bushes alongside home for additional privacy
- Corner unit allowing for more light

BACK EXTERIOR

- 2 car detached/attached garage with automatic garage door opener
- Room for extra fridge in garage
- Private, fully fenced-in patio space

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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Features & Amenities

ENTRY

- Art niche
- Coat closet
- 10 foot ceiling height

LIVING ROOM

- Soaring 2 story high ceiling
- Built-in bar area with granite countertop, wine racks, display shelves and storage cabinets
- Ceiling speakers installed
- Travertine tile floor
- Wood burning fireplace with gas starter, granite surround and wood mantle
- Electrical to add a decorative light fixture or fan
- Recessed can lighting
- Double crown molding
- Plantation shutters

FORMAL DINING ROOM

- Added decorative light fixture
- Open floor plan with kitchen and living room; ideal for entertaining!
- Plantation shutters
- Double crown molding
- Room for a extra furniture, such as a buffet table

KITCHEN

- Chef's kitchen with tons of storage
- Large island with breakfast bar seating
- KitchenAid gas cooktop with stainless steel vent hood above
- KitchenAid stainless steel dishwasher
- KitchenAid stainless steel double ovens with convection feature
- KitchenAid stainless steel built-in refrigerator with freezer drawer

- KitchenAid stainless steel microwave
- Stainless steel double basin sink
- Granite countertops
- Tile backsplash
- Under cabinet lighting
- Pantry closet
- Breakfast bar
- Pots & pans drawers
- Clear glass-front display cabinets
- Double crown molding
- Recessed can lighting
- Built-in desk area with display/book shelves, granite countertops and tons of storage
- BREAKFAST AREA
 - Open to kitchen
 - Plantation shutters
 - Ceiling fan/light fixture
 - Door to back patio and garage

POWDER ROOM

- Pedestal sink
- Decorative mirror
- Vanity light

PRIMARY SUITE

- Located on the first floor
- Added new hardwood floors
- Room for sitting area
- Plantation shutters
- Double crown molding
- Ceiling fan/light fixture

PRIMARY BATHROOM

- Double sinks
- Granite countertop
- Knee space for vanity
- Storage underneath vanity
- Two vanity lights

Features & Amenities

- Added medicine cabinets for additional storage
- Walk-in shower with frameless glass shower door
- Jetted tub
- Separate water closet
- Custom walk-in closet by California Closet with valet bars, jewelry drawer with key, slow close drawers and adjustable shoe shelves

GAMEROOM

- Located on the second floor
- Added hardwood floors
- Built-in desk area with granite countertop and tons of drawers and upper storage. Perfect place for a home office or kid's homework/arts & crafts area
- Tray ceiling
- Ceiling fan/light fixture
- Plantation shutters
- Double crown molding

SECONDARY BEDROOM #1

- Plush carpet
- Walk-in closet
- Door opens to private balcony space
- Ceiling fan/light fixture
- Plantation shutters
- Double crown molding
- Jack & Jill bathroom with private vanity

SECONDARY BEDROOM #2

- Plush carpet
- Double door closet
- Ceiling fan/light fixture
- Plantation shutters
- Double crown molding
- En-suite Jack & Jill bathroom with private vanity

JACK AND JILL BATHROOM

(for Secondary Bedrooms #1 & #2)

- Separate vanity areas for the two bedrooms with each having its own sink with granite countertop w/ storage underneath, decorative mirror and vanity light
- Shared tub/shower combination and toilet area with linen closet
- New enamel in tub
- New plumbing fixture

SECONDARY BEDROOM #3

- Tray ceiling
- Plush carpet
- Walk-in closet
- Ceiling fan/light fixture
- Plantation shutters
- Double crown molding
- Access to bathroom right outside the door

GUEST BATHROOM

(for Secondary Bedroom #3 and Gameroom)

- Granite countertop
- Vanity with storage underneath
- Vanity light
- Tub/shower combination
- New enamel in tub
- New plumbing fixture

UTILITY ROOM

- On the first floor
- Double doors open to utility area with washer/dryer connections
- Storage cabinets