

6159 Piping Rock

COMPASS

Features & Amenities



House Overview

Bedrooms	5
Baths	4 Full + 1 Half Bath
Square Feet	4,861 per HCAD
Lot Size	8,225 per HCAD
Year Built	2007 per HCAD
Garage	2-Car Attached
Neighborhood	Briargrove

OVERALL

- Built by Metropolitan Homes
- Incredible designer high-end finishes, custom window treatments and decorative hardware throughout the home added by seller
- Hardwood floors throughout
- New AC compressor (2020)
- 2 tankless water heaters
- Renovated kitchen
- Incredible storage throughout
- Entire interior repainted (2020)
- All windows throughout the home have been tinted to help with energy efficiency
- Zoned and walking distance to exemplary Briargrove Elementary School
- Neighborhood pool/community center
- Minutes away from popular dining and shopping in the Galleria area
- Easy access to major freeways: I-10, 59 and 6-10

FRONT EXTERIOR

- Charming curb appeal
- Covered carport with 4 ceiling fans
- Two car attached garage with storage and automatic garage door opener
- Large front grass space and mature trees
- Covered front porch with beadboard ceiling

BACK EXTERIOR

- Covered patio with beadboard ceiling, outdoor speakers installed, recessed can lighting
- Summer kitchen with Lynx stainless steel grill, U-Line under counter stainless steel mini fridge (does not work/needs replacement), stainless steel bar sink, granite countertop; perfect for dining al fresco
- Gas fireplace
- Bracket and electrical for outdoor tv
- Astroturf lawn for easy maintenance
- Spacious yard; plenty of space for kids/pets to play, room for playground set and/or trampoline
- Mosquito system installed
- Fully fenced

ENTRY

- Staircase with iron railing and wood stairs, stair lighting, 3 large windows
- Recessed can lighting

FORMAL DINING ROOM

- Spacious room
- Double crown molding
- Designer light fixture
- Custom designer drapes
- House of Hackney designer wallpaper

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.



The
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FORMAL DINING ROOM (continued)

- Built-in display shelves with gold-antiqued glass backsplash, marble countertop, storage cabinets with decorative hardware
- Ceiling speakers installed
- Recessed can lighting
- Arched opening to main hallway
- Butler's pantry/wet bar
 - Connects dining room to kitchen
 - Calacatta Caldia countertops and marble backsplash
 - Decorative hardware
 - Ralph Lauren light fixture
 - Stainless steel bar sink
 - Updated plumbing fixture (2020)
 - Mini stainless steel wine fridge
 - Large serving bar to main hallway; ideal for entertaining
 - Lots of storage cabinets
 - Under cabinet lighting

STUDY

- French doors off of entry
- First floor study overlooking front yard
- Tall cathedral style ceiling with wood beams
- Designer light fixture (excluded)
- Built-in cabinetry and desk area with display/book shelves with decorative hardware
- 2 brass bookshelf/display lighting
- Custom designer drapes
- Walk-in closet
- Large arched window
- Ceiling speakers
- Recessed can lighting

KITCHEN

- Renovated kitchen (2020)
- Expansive island with storage
- Calacatta Caldia marble countertop
- Marble backsplash
- 2 Thomas O'Brien designer pendant light fixtures over island
- Huge breakfast bar
- Large walk-in pantry

- Thermador stainless steel gas range with 6 burners, griddle, double ovens (one is convection), with custom vent hood
- Built-in French door Thermador refrigerator and freezer
- Stainless steel Thermador dishwasher (2020)
- Stainless steel built-in microwave (located in island)
- Stainless steel Thermador warming drawer
- Apron front oversized one basin sink
- Updated plumbing fixture (2020)
- Pull out trash can
- Updated decorative hardware
- TONS of storage
- Recessed can lighting
- Under cabinet lighting
- Ceiling speakers installed

BREAKFAST AREA

- Adjacent to the kitchen and family room; perfect for daily meals
- Large picture window overlooking the backyard
- Custom window treatment
- Designer light fixture
- Recessed can lighting

FAMILY ROOM

- Designer light fixture
- Custom designer drapes
- Recessed can lighting
- Double crown molding
- Fireplace with stone surround flanked by book/display shelves
- Arched opening from main hallway
- Ceiling speakers installed

POWDER ROOM

- Accessible via gorgeous arched opening with House of Hackney designer wallpaper and high gloss painted walls
- Vanity with marble countertop, overmount vessel sink, wall mounted brass plumbing fixture
- Decorative sconces
- Brass mirror

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POWDER ROOM (continued)

- Painted ceiling
- High gloss painted door
- Custom window treatment

GAME ROOM

- Located upstairs
- Double door entrance
- Tray ceiling
- Ceiling speakers installed
- Closet
- Two sets of book/display shelves and storage cabinets
- Custom window treatments
- Crown molding
- Designer light fixture
- Recessed can lighting
- Hardwood floor
- Just outside the game room and located on the second floor is a built-in desk area with two large desk spaces and built-in cabinets; updated hardware, under cabinet lighting and granite countertop; a great homework or arts and crafts area
- In the hallway outside the gameroom are two storage closets

PRIMARY SUITE

- Located on the second floor
- Spacious room with room for a sitting area
- Custom designer drapes (excluded)
- Textured designer wallpaper
- Tray ceiling with accent lighting
- Decorative antler light fixture
- Doors open to private balcony
- Mock fireplace
- Ceiling speakers installed
- Recessed can lighting
- Double door entrance
- Crown molding

PRIMARY BATHROOM

- Dual vanities
- Granite countertops
- Large walk-in shower
- Oversized jetted tub

- Separate water closet
- Vanity knee space
- Crown molding
- Recessed can lighting
- Coffee bar located between primary bed and bathroom with stainless steel mini refrigerator, storage, granite counter, decorative hardware
- Huge walk-in closet with built-in drawers and shoe shelves, tons of hanging rack space, 2 full length mirrors, windows with plantation shutters providing natural light

SECONDARY BEDROOM #1

- Located on the second floor
- Walk-in closet
- Custom window treatment
- Hardwood floor
- Recessed can lighting
- Crown molding
- Decorative light fixture
- Jack and Jill Bathroom with Secondary Bedroom #2

SECONDARY BEDROOM #2

- Located on the second floor
- Walk-in closet
- Custom drapes
- Hardwood floor
- Recessed can lighting
- Decorative light fixture
- Crown molding
- Jack and Jill Bathroom with Secondary Bedroom #1

JACK & JILL BATHROOM

- Shared by secondary bedrooms #1 & #2
- Dual sinks
- Granite countertop
- Tons of storage
- Decorative hardware
- Tub/shower combination

SECONDARY BEDROOM #3

- Located on the second floor
- Double door wall closet
- Custom drapes

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SECONDARY BEDROOM #3 (continued)

- Designer wallpaper
- Hardwood floor
- Recessed can lighting
- Aerin designer light fixture
- Crown molding
- EN SUITE BATH
 - Granite countertop with storage
 - Decorative hardware
 - Tub/shower combination with decorative tiled wall

SECONDARY BEDROOM #4

- Located on the first floor
- Could make for a great in-laws suite
- Hardwood floor
- Recessed can lighting
- Double door wall closet
- ENSUITE BATHROOM
 - Vanity with granite countertop, storage, updated hardware, tub/shower combination

UTILITY ROOM

- Located on the second level with bedrooms
- Stainless steel sink
- Storage cabinets
- Under cabinet lighting
- Granite countertop
- Tons of storage
- Washer and dryer connections
- Linen closet outside of this space

MUD ROOM

- Located downstairs conveniently off the garage entrance
- 3 cubbies with coat hooks and storage drawers, storage cabinets and additional storage closet
- Built-in desk area with stained wood countertop, under cabinet lighting, tons of storage, bookshelves
- Crown molding
- Recessed can lighting
- Travertine tile floor
- Door leads to outside

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