

7523 Sunny Oaks Way

Features & Amenities

COMPASS



House Overview

Bedrooms	4
Baths	2 Full + 1 Half Bath
Square Feet	2,360 per HCAD
Lot Size	7,192 per HCAD
Year Built	1987 per HCAD
Garage	2-Car Detached
Neighborhood	Copperfield Southcreek

OVERALL

- Located in the desirable community of Copperfield Southcreek with 2 pools, a splash pad and playgrounds
- Great location on corner lot
- No carpet! Laminate wood floors throughout first floor & engineered hardwood floors throughout second floor
- NEVER FLOODED!
- With three guest bedrooms, any of these rooms could be flexible spaces for a home office, playroom, home gym, art room, you name it!
- Most furniture is negotiable for sale
- Easy access to great restaurants & schools
- Convenient location, close proximity to major freeways
- Zoned to highly acclaimed schools within CyFair ISD, buyer to verify

FRONT EXTERIOR

- Great curb appeal with large mature trees
- Covered front porch with room for outdoor furniture
- Flag holder
- Decorative light fixture with Alexa controlled wireless light bulb
- Ring security doorbell
- Long, private driveway leads to a detached 2 car garage

BACK EXTERIOR

- Large fully fenced in backyard.
Note: HOA is responsible for the fence that faces the street and maintains/replaces it every few years
- Custom deck with room for outdoor furniture
- Twinkle lights on a timer (included)
- Vegetable box that is ready for your vegetable garden!
- Green space for kids & pets to play!

ENTRY

- Double height ceiling with decorative light fixture
- Hardwood door with windows surrounding bringing in natural light

LIVING ROOM

- Spacious room with tons of space for large furniture and different furniture configurations
- Overlooks the lush backyard
- Laminate wood floors
- Gas log fireplace with brick surround and wood mantle
- Wall of sliding glass doors open to back patio
- Windows have window shades
- Ceiling fan/light fixture

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.



WHITNEY CONKLING
Whitney.Conkling@compass.com
713-557-6415

7523 Sunny Oaks Way

Features & Amenities

COMPASS

FORMAL DINING ROOM

- Just to the left of the entry and adjacent to kitchen
- Double crown molding
- Laminate wood flooring
- Large window with window blinds
- Room for additional furniture such as a sideboard

KITCHEN

- Great kitchen with stainless steel appliances and tons of storage
- GE Stainless steel built in microwave
- GE Stainless steel gas range
- Stainless steel dishwasher
- Stainless steel double basin sink with dish soap dispenser
- Granite countertops
- Stone backsplash
- Large windows with window blinds
- Open to breakfast area
- Pantry closet
- Tile floors

BREAKFAST AREA

- Large breakfast area open to kitchen & living room
- Ceiling fan/light fixture
- Back door opens to backyard and detached garage
- Storage closet

POWDER ROOM

- Vanity with storage underneath
- Window blinds
- Vanity lights

PRIMARY SUITE

- Located on the first floor
- Spacious room with room for sitting area
- Large window with window blinds and drapes
- Laminate floors

PRIMARY BATHROOM

- Renovated spa-like bathroom

- Double sided entrance to oversized shower with rain shower head
- Double vanities and sinks
- Each vanity has storage underneath, a decorative mirror and vanity lights
- Large window overlooking backyard with window shade
- Linen closet
- Walk-in closet

GAME ROOM

- Located on the second floor
- Vaulted ceiling
- Ceiling fan/light fixture
- Large windows overlooking backyard with window blinds and shades
- Plenty of room for large furniture pieces

SECONDARY BEDROOM #1

- Large window with window blinds & drapes
- Ceiling fan/light fixture
- Closet

SECONDARY BEDROOM #2

- Large window with window blinds and drapes
- Ceiling fan/light fixture
- Sliding double door closet

SECONDARY BEDROOM #3

- Flexible space for a home office, playroom, home gym, art room, you name it!
- Large window with window blinds and drapes
- Ceiling fan/light fixture
- Sliding double door closet

GUEST BATHROOM

- Located upstairs for the secondary beds
- Vanity with storage
- Decorative vanity light
- Tile floor
- Walk in shower with large shower head

UTILITY

- Located inside the house on first floor
- Washer/dryer connections

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.



WHITNEY CONKLING
Whitney.Conkling@compass.com
713-557-6415