

9842 Rollinson Park Drive – Dove Manor – Gleannloch Farms

Home purchased 03/29/2011

Beds 4/5

Property has never flooded

Klein ISD

GLF amenities

Large Storage Loft in 3 car garage with epoxy coated floor, extensive stainless steel wall cabinets and painted peg boards

Gated driveway leading to a large porte cochere and a large paved parking area 2013

Recent cedar wood fencing and gate to rear landscape buffer

Spacious back yard with room for pool, patio and play areas

Landscape irrigation system with updated controller 2017

Nicely landscaped front yard with 3 large, sculpted oak trees

Because the house directly faces Tickleseed Lane, the property benefits from cooling breezes

Leaf guard on front roof gutters 2022

Upgraded roof shingles with transferable 50 year warranty 2016

Independent A/C units for upstairs and downstairs with HEPA air filters 2014/2018

Recent 50 gallon gas water heater 2017

Covered front entrance with large ornamental chandelier in the entry foyer

10 foot ceilings with 8 foot tall paneled wood doors throughout first floor

Wood blinds throughout and sunshades in living room

Formal dining room with large ornamental chandelier, crown molding, dimmable cove lights and built-in counter

Large home office with French doors and crown molding

Hand-scraped wood floors in formal dining, home office and master bedroom

Curved staircase with ornamental iron spindles

Living room with gas log fireplace and two-story ceiling

Updated kitchen cabinets with cove molding, granite counter tops and large island with seating, and a cozy breakfast nook

Stainless Steel appliances with gas cooktop

Laundry room has a clothes chute from second floor

Combination gas/electric available for dryer

Large walk-in pantry with automatic lighting

Upscale hardware packages on interior doors with brushed nickel lever handles

Large master bedroom with cove molding and seating area

Separate master closets with built-in cabinets and wall safe

Large jacuzzi tub separate from large glass shower with dual shower heads

Separate lavatories with seated vanity area

Upstairs game room with skylight, hand-scraped wood flooring, and granite topped built-in cabinet with undercounter refrigerator

Large media room is prewired for a home theater system but can be a 5 th bedroom, or exercise room

Two of the three upstairs bedrooms have built-in granite topped desks

All bedrooms have hand-scraped wood floors

Hidden storage room with built-in bookshelves

Much of the home is prewired for sound system

Central home security system