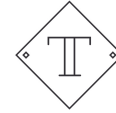


PROPERTY FEATURES & AMENITIES



Tailored
REAL ESTATE GROUP



12706 WIDLEY CIR
HOUSTON, TX 77077

LISTING DETAILS

LIVING SPACE: 4,345 SQ FT (per appraisal district)
LOT SIZE: 10,495 SQ FT (per appraisal district)
BEDROOMS: 4, Primary on 1st Floor
BATHROOMS: 3 Full, 1 Half
YEAR BUILT: 1983 (per appraisal district)
SUBDIVISION: Shepherd Trace
TYPE: Single-Family
MLS: 32149613

FRONT- OUTDOOR ENTRY

- Oversized Lot
- Single Wide Driveway to Open Turn Around at Garage
- Wrought Iron Gated Front Door Entry
- Double Front Door w/ Glass Inserts
- Coach Style Outdoor Lighting
- Chandelier Lighting at Front Door
- Lush Landscaping
- Cul-de-Sac Circle Street
- Oversized, Attached 2- Car Garage
- Gated Side Entry to Backyard Oasis

FOYER

- Upgraded, Decorative Tile Flooring
- Grand Curved Staircase to Second Floor
- Crown Molding & Wainscotting
- Chandelier Lighting
- Access to Office/Study
- Access to Half Bathroom
- Access to Kitchen/Living Area

OFFICE/STUDY (OTHER)

- Wood Inspired Vinyl Plank Flooring
- Recessed Lighting
- Crown Molding
- Windows w/Natural Light
- French Doors to Screened Patio
- Access to Owner's Suite Luxury Bathroom
- Located Directly Off Foyer

HALF BATH

- Decorative Tile Flooring
- Vanity Lighting
- Crown Molding
- Built-In Painted Cabinetry
- Granite Countertop
- Framed Mirror
- Well Appointed Hardware
- Directly off Foyer

KITCHEN

- Wood Inspired Vinyl Plank Flooring
- Recessed Lighting
- Crown Molding
- Modern Pendant Lights at Bar
- Custom Painted White Cabinetry w/ Glass Fronts
- Granite Countertops
- Decorative Tile Backsplash
- Well Appointed Hardware
- Open to Casual Dining and Kitchen Seating Area
- Access to Outdoor Dining Patio
- Access to Utility Room/Garage

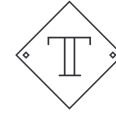
CASUAL DINING ROOM

- Wood Inspired Vinyl Plank Flooring
- Recessed Lighting
- Chandelier Lighting
- Crown Molding
- Custom Buffet Cabinet w/Shelving
- Glass Fronts w/ Well Appointed Hardware
- Under-Cabinet Lighting
- Pitched Ceiling
- Direct Utility Room Access
- Large Windows w/ Natural Lighting
- French Doors to Open Dining Patio
- Open to Kitchen Seating Area

KITCHEN SEATING AREA

- Wood Inspired Vinyl Plank Flooring
- Recessed Lighting
- Crown Molding
- Windows w/Natural Light
- Custom Entertainment Cabinet
- Open to Kitchen and Casual Dining
- Access to Wet Bar, Dining, Family Rooms

PROPERTY FEATURES & AMENITIES



Tailored
REAL ESTATE GROUP



12706 WIDLEY CIR
HOUSTON, TX 77077

OWNER'S SUITE

- French Door Entry
- Stain Resistant Carpet Flooring
- Recessed Lighting
- Fan w/ Light Kit
- Crown Molding
- Additional Linen Closet
- Windows w/ Natural Lighting
- EnSuite Luxury Bath
- Access to Family/Formal Living Areas

ENSUITE LUXURY BATH

- Upgraded, Neutral Tile Flooring
- Crown Molding
- Recessed Lighting
- Walk-In Tile Surround Shower
- Oversized Jetted Tub w/ Tile Surround & Window Views
- Built-In Cabinetry w/ Well Appointed Hardware
- Granite Countertops
- Framed Mirrors at Vanity w/ Custom Lighting
- Attached Dressing Room & Walk-In Closet
- Private Toilet
- Access to Study/Library
- Access to Screened Porch

CLOSET & DRESSING AREA

- Stain Resistant Carpeting
- Recessed Lighting
- Crown Molding
- Floor to Ceiling Sliding Mirror
- Custom Cabinetry & Drawers
- Additional Storage for 50 Pairs of Shoes
- Cedar Lined Closet
- Open to Luxury Bathroom

SCREENED PORCH

- Stamped Concrete Flooring
- Fan
- Full Screened for Convenience
- Screen Door to Backyard
- French Doors to Study/Library
- Seating Area w/ Views of Backyard/Pool
- Access to Owner's Retreat

UTILITY

- Wood Inspired Vinyl Plank Flooring
- Recessed Lighting
- Crown Molding
- Direct Garage Access
- Custom Cabinetry w/ Well Appointed Hardware
- Soaking Sink w/Folding Counter
- Built-In Ironing Board
- Additional Refrigerator Space
- Washer/Dryer Connections
- Located off Casual Dining/Kitchen

GAME ROOM - UP

- Stain Resistant Carpet
- Ceiling Fan w/ Light Kit
- Recessed Lighting
- Crown Molding
- Multiple Open to Below Features
- Attached Oversized Cedar Closet
- Wet Bar w/ Additional Ice Machine
- Custom Painted Cabinetry w/Glass Fronts
- Well Appointed Hardware
- Open Mirrored Shelving
- Access to Full Bathroom

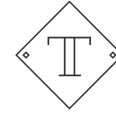
FULL BATH ONE

- Upgraded, Neutral Tile Flooring
- Crown Molding
- Built-In Cabinet Vanity w/ Under Mount Sink
- Neutral Countertop & Hardware
- Vanity Lighting w/ Framed Mirror
- Tub/Shower Combo w/ Tile Surround
- Additional Built-Ins for Linen Storage
- Easy Access from Game Room and Bedroom One

BEDROOM ONE

- Stain Resistant Carpet
- Decorative Light Kit
- Recessed Accent Lighting
- Crown Molding
- Double Door Entry Closet
- Windows w/ Natural Lighting
- Custom Entertainment Nook w/ Bench Seating
- Direct Access to Full Bathroom One

PROPERTY FEATURES & AMENITIES



Tailored
REAL ESTATE GROUP

12706 WIDLEY CIR
HOUSTON, TX 77077

BEDROOM TWO

- Neutral Tile Flooring
- Fan w/ Light Kit
- Crown Molding
- Window w/ Natural Lighting
- Attached Jack&Jill Style Bath
- EnSuite Closet w/ Bath

VANITY ONE- BATH TWO

- Neutral Tile Flooring
- Installed Cabinetry w/ Neutral Countertop
- Vanity Lighting w/ Mirror
- Well Appointed Hardware
- Additional Built-In Linen Storage
- EnSuite Walk-In Closet
- Private Toilet
- Shared Access to Walk-In Luxury Shower

BATH TWO- SHARED

- Upgraded Neutral Tile Flooring
- Decorative Light Kit
- Oversized, Walk-In Shower w/ Tile Surround
- Decorative Tile Inserts & Mud Set
- Custom Shower Bench
- Installed Towel Hardware
- Access from Vanity One and Two

VANITY TWO- BATH TWO

- Upgraded Neutral Tile Flooring
- Installed Cabinetry w/ Neutral Countertop
- Vanity Lighting w/ Mirror
- Well Appointed Hardware
- Additional Built-In Linen Storage
- EnSuite Walk-In Closet
- Private Toilet
- Shared Access to Walk-In Luxury Shower

BEDROOM THREE

- Stain Resistant Carpeting
- Decorative Light Kit
- Crown Molding
- Window w/ Natural Lighting
- Attached Jack&Jill Style Bath
- EnSuite Closet w/ Bath

OUTDOOR LIVING

- Fully Fenced Backyard
- Lush Landscaping
- Paved Walking Path
- Fenced Areas for AC Units & Trash Bins
- Outdoor Lighting
- Underground Pool w/ Stamped Concrete Surround
- Painted Pool House w/ Outdoor Kitchen
- Attached Outdoor Storage
- Attached Outdoor Bathroom
- French Door Access Via Family & Breakfast Rooms
- Access Via Screened Porch

HONORABLE MENTIONS

- Quiet Cul-de-Sac Circle
- Oversized Attached Garage
- Custom Workshop in Garage
- Custom Installed Storage in Garage
- Dumbwaiter
- Dual Attic Storage (Garage & Home)
- Dual Cedar Closets (Owner's Suite & Game Room)
- Leaf Guard Gutters
- Dual Wet Bars
- Covered Grilling Area
- Sprinkler System
- Additional Parking
- Gated Front Entry
- Upgrades Throughout
- Great Location

UPGRADES/RENOVATIONS

- 75 Year Steel Roof
- Plumbed w/ Pex in 2018 Above Foundation
- Triple Paned Impact Resistant Windows Large Windows installed in 2019 (Formal Dining&Living)
- Doubled Paned Windows Whole Home 2013
- Transferrable Warranty for Termite/Pest Control w/ Long Point Pest
- Fence Updated 2021
- Screened Porch w/ Fan in 2021
- Pool Re-Plastered in 2010
- Pool House w/ Half Bath in 2010
- Wood Flooring w/ Floor Plugs in 2015
- New Carpet 2022
- New Paint and Recessed Lighting 2022
- HVAC Zoned - Replaced w/in Last 10 Years