

965 Queen Annes

FEATURES & AMENITIES

HOME STATS

- 2982 SF Home (per HCAD)
- 3,753 SF Lot (per HCAD)
- Year Built: 2011 (per Builder)
- Builder: Lovett Homes
- 2 Stories
- Bedrooms: 3
- Baths: 2 Full, 1 Half
- Exterior: Stucco
- Tile Roof
- Foundation: Slab

GRAND FOYER AND POWDER ROOM

- Herringbone pattern wood floors
- 12' ceilings at entry
- Designer chandelier
- Crown Molding and baseboards
- Access to covered patio and side yard
- Recessed lighting
- Formal powder room with custom vanity topped by vessel sink

OFFICE (18' x 10')

- French doors
- East facing windows
- Hardwood floors
- Hardwood wainscoting and crown molding
- Recessed lighting
- Wall of built-in bookcases with built-in desk
- Closet with built in shelving and hanging rod

FAMILY ROOM (20' x 16')

- South facing windows
- Gas-log fireplace with cast stone mantle and hearth
- Built in shelving and cabinets
- 12' ceiling
- Hardwood Floors
- Crown molding & baseboards
- Recessed lighting

- 5-blade ceiling fan
- Integrated sound speaker

DINING ROOM (10' x 8')

- South facing with window treatments
- Hardwood Floors
- Crown molding & baseboards
- Chandelier
- Butler's pantry with custom cabinetry, granite counters and JennAir wine refrigerator

KITCHEN (15' x 13')

- North facing windows
- 14' ceiling
- Hardwood Floors
- Crown molding & baseboards
- Granite countertops and stone backsplash
- Center island with gas range and breakfast bar seating
- Recessed and under-cabinet lighting
- Pantry
- Frigidaire® French door stainless steel refrigerator
- Bosch® 5-burner gas range
- Bosch® stainless-steel electric wall oven
- Bosch® stainless-steel built-in microwave
- Bosch® Stainless- steel dishwasher

UTILITY ROOM

- Built-in cabinetry
- Hanging rod
- Under mount sink
- Washer dryer connections to accommodate full size washer and dryer
- Access to 2 car attached garage



Diane Kingshill
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KINGSHILL MARTINI GROUP

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PRIMARY BEDROOM (20' X 16')

- South and West facing windows
- Hardwood floors
- Custom windows coverings and draperies
- Vaulted ceiling
- Crown molding & baseboards
- Recessed lighting
- 5-blade ceiling fan
- Window alcove
- Built in sound
- Large walk-in closet with built-in cabinetry and hanging rods

PRIMARY BATHROOM

- North facing
- 20" x 20" porcelain tile flooring
- Dual vanities with granite countertops
- Royal jetted bathtub with stone surround
- Private water closet

MEDIA ROOM (17' x 12')

- East facing window
- French doors
- Carpet flooring
- Vaulted ceiling
- Recessed lighting
- Baseboards and crown molding
- Walk in Closet with built-in shelving and hanging rods

SECONDARY BEDROOM (16' x 12')

- North and East facing windows
- Carpet flooring
- Recessed lighting
- Baseboards and crown molding
- Walk-in closet with hanging rods

HALL BATH

- 12" x 12" tile flooring
- Granite countertops
- Separate water closet and tub/shower combo
- Undermount sink
- Built in linen cabinet

SECONDARY BEDROOM (16' x 10')

- North Facing windows
- French doors
- Carpet Flooring
- Recessed lighting
- Baseboards and crown molding
- Walk-in closet with built-in shelving and hanging rods

SIDEYARD

- Covered lighted patio
- Irrigation system
- Access to carport
- Landscape lighting for the front and side yards

GENERAL AMENITIES

- 2-Car attached garage
- Tankless water heater
- 12' ceilings 1st floor
- 10' ceilings 2nd floor
- 2 HVAC units
- 1 water heater

EXCLUSIONS

- Living room drapes



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