

40 WYNDEN OAKS DRIVE

FEATURES & AMENITIES

HOME STATS

- 3,585 SF Home (per HCAD)
- 3,440 SF Lot (per HCAD)
- Year Built: 1997 (per HCAD)
- Builder: Charles Martin
- 3 Stories
- Bedrooms: 3/4
- Baths: 3 Full, 1 Half
- Elevator
- Exterior: Stucco
- Composition Roof
- Foundation: Slab
- Subdivision: Wynden Oaks Estates

ENTRY

- South facing Entry
- Hardwood floors
- Access to elevator
- Powder Bath
- Wet Bar with granite counter tops and sink

FORMAL LIVING ROOM (14'x11')

- South facing windows with wood shutters
- Hardwood floors
- Recessed Lighting

FAMILY ROOM (22'x17')

- North and West facing windows with custom window coverings
- Triple facing gas-log fireplace with tile surround
- Hardwood Floors
- Crown molding & baseboards
- Built in cabinets and entertainment center
- Recessed lighting
- 5-blade ceiling fan
- Integrated sound speakers
- Rounded Staircase with hardwood treads and iron railings

DINING ROOM (14' x 9')

- West facing frosted leaded glass windows
- Hardwood Floors
- Crown molding & baseboards
- Designer chandelier

KITCHEN

- East facing glass block windows
- Tile floors
- Crown molding & baseboards
- Granite counters with tile backsplash
- Center island with gas cooktop
- Recessed and under-cabinet lighting
- Pantry
- Ice maker
- Subzero® Cabinet faced refrigerator & freezer
- GE Profile® 5-burner gas cooktop
- KitchenAid® stainless-steel electric convection wall oven
- KitchenAid® stainless-steel built-in microwave
- KitchenAid® stainless-steel dishwasher
- Built in office/desk area
- Access to 2 car garage

BREAKFAST ROOM (11' x 11')

- North facing window with custom window treatments
- Tile floor
- Crown molding & baseboards
- Designer chandelier
- Triple facing gas log fireplace



Diane Kingshill
Ashton Martini
KINGSHILL MARTINI GROUP

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PRIMARY BEDROOM (22' X 17')

- Step up primary bedroom
- Tray Ceiling
- Northwest facing windows with custom window covers and drapes
- Carpet floors
- Crown molding & baseboards
- 5 blade ceiling fan and Recessed lighting
- Built In cabinets and glass shelving with undercounter refrigerator
- Dual facing gas log fireplace
- Integrated ceiling speakers

PRIMARY BATHROOM

- North facing frosted led glass window
- Tile flooring
- Dual sinks with vanity area
- Jetted bathtub
- Walk in steam shower with tile surround and bench seat
- Private water closet
- Walk-in closet
- Built in linen cabinets

SECONDARY BEDROOM (15' x 12')

- West facing windows with custom window covers
- Carpet floors
- 5-blade ceiling fan and recessed lighting
- Baseboards and crown molding
- Integrated ceiling speakers
- Walk-in closets

HOLLYWOOD BATH

- Tile flooring
- Shower/ Tub Combo

SECONDARY BEDROOM (16' x 10')

- South facing windows with custom window covers
- Carpet floors
- 5-blade ceiling fan and recessed lighting
- Baseboards and crown molding
- Integrated ceiling speakers
- Walk-in closet

UTILITY ROOM

- East facing glass block windows
- Built-in cabinetry
- Washer dryer connections to accommodate full size washer and dryer
- Folding counter with sink
- Tile floors

3RD FLOOR BEDROOM/ FLEX SPACE (24' x 16')

- West facing windows with custom window coverings
- Carpet Floors
- Recessed lighting
- Vaulted ceiling
- Full bathroom with shower/tub combo
- Crown molding & baseboards
- Dry bar with undercabinet refrigerator
- Attic access

GENERAL AMENITIES

- 2-Car attached garage
- Full-size elevator to all 3 floors.
- 3 AC Units
- 2 water heaters
- Hot Tub and water feature
- Outdoor Patio Furniture included



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