# 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



© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty<sup>®</sup> is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

# 40 WYNDEN OAKS DRIVE

FEATURES & AMENITIES

#### 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

#### 3<sup>RD</sup> 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



© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty<sup>®</sup> is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.