

- **4,583SF:** per appraisal district
- **8,400 Lot:** per appraisal district
- **4-5 Bed/3.5 Bath**

Interior features

- New carpet in bedrooms
- Replaced air conditioners (2018 & 2020)
- Custom wrought iron staircase
- Ceiling fans in study, primary, secondary bedrooms
- Built ins in study, gameroom, primary bedroom, secondary closets
- Elegant 2 story foyer
- Cast stone gas log fireplace
- Living room with double French glass doors
- Alarm system
- Crown molding throughout
- Upgraded baseboards
- Engineered hardwood (2nd floor)
- Wood look tile floor (1st floor)
- Recessed lights
- High ceilings
- Built in ceiling speakers
- Attic radiant barrier
- Plantation shutters throughout
- Arched entries
- Vaulted ceiling in the 5th bedroom
- Coffered ceiling in the dining room
- Solid core doors throughout

Exterior

- Brick and stone exterior
- Gas lamps at entryway
- Arched double front doors with glass inserts
- Double wide driveway
- Mature trees
- Gutters
- Sprinkler system
- French drains
- Wood garage door
- Covered front patio with slate floors, wood ceiling and a porch swing
- Covered back patio with outdoor speakers, slate floors, ceiling fan and wood ceilings

419 Faust Lane

Kitchen

- Shaker style cabinets with designer paint
- Stacked drawers under the gas cooktop for pots and pans
- Under cabinet lights
- Waterfall granite Island with raised panels, trash pullout, under mount dual stainless steel sink, disposal
- Marble countertops
- Large tile backsplash
- Designer antique mirror chandeliers
- Champagne hardware and faucet
- Walk in Pantry with built in shelving
- 2nd fridge in utility room
- Butler's pantry with ice maker, wine racks and upper cabinets with glass inserts

Kitchen Appliances (stainless steel)

- Dual convection oven
- 6 burner gas cooktop
- Stainless steel dishwasher
- Built in refrigerator with ice/water dispenser
- Built in microwave

Primary bed and bath

- Sitting area overlooking the backyard
- Vessel tub surrounded by leathered wall tile
- Walk in oversized shower with body jets and frameless glass door
- Dual vanities with widespread faucets and marble countertops
- Separate water closet
- Walk in primary closet with built in drawers, shelves, shoe racks and makeup area

Other

- Neighborhood pool
- HOA fees \$410/year
- Courtesy patrol
- Zoned to Rummel creek, Memorial middle and Memorial High school



MARIE DUPRES

dupresrealestate@gmail.com
832.978.3380



Compass is a licensed real estate broker, licensed to do business as Compass RE in Delaware, Idaho, New Jersey, Pennsylvania and Tennessee, Compass Realty Group in Kansas and Missouri, Compass South Carolina, LLC in South Carolina, and Compass Real Estate in Washington, DC., Idaho and Wyoming and abides by Equal Housing Opportunity laws.