

13610 E. PALOMINO LAKE CIRCLE

FEATURES & AMENITIES

HOME STATS

- 5,012 SF Home (per HCAD)
- 16,113 SF Lot (per HCAD)
- Year Built: 2018 (per Builder)
- Builder: Coventry Homes
- 2 Stories
- Bedrooms: 6
- Baths: 5 Full, 1 Half
- Exterior: Brick and Stone
- Roof: Composition
- Foundation: Slab
- Subdivision: Bridle Creek
- School District: Cy-Fair ISD
 - Elementary: Hamilton Elementary
 - Middle School: Hamilton Jr. High
 - High School: Cy-Fair High School

ENTRY

- Southwest facing wooden door with leaded glass
- Wood texture tile flooring
- Understairs coat closet and storage
- Circular carpeted staircase with iron railing and wood banister
- Custom tile dome ceiling with LED lighting and drop-down chandelier

STUDY (12' x 11')

- Southwest facing windows with 2" blinds
- French doors with glass inserts
- Wood beams ceiling accent
- Built in desk for 2 with computer keyboard drawers, printer drawer and hidden wire storage
- Built in upper display cabinets with lighting

DINING ROOM (13' x 13')

- Southwest facing windows with 2" blinds
- Wood texture tile flooring
- Crown molding & baseboards
- Chandelier
- Integrated ceiling speakers

LIVING ROOM (19' x 16')

- Northeast facing windows
- Double height ceilings with recessed lighting and ceiling fan
- Gas-log fireplace with floor to ceiling tile surround and wood hearth
- Built in cabinets with AV storage for outdoor equipment
- Wood texture tile flooring
- Baseboards
- Sound speakers
- Powder room with granite counters and undermount sink
- Linen closet

KITCHEN

- 10' ceiling
- Wood texture tile flooring
- 6" baseboards
- Stone counters with stone backsplash
- Center island with breakfast bar seating
- Pendant lights over center island
- Recessed and under-cabinet lighting
- Frigidaire® French door refrigerator & freezer
- GE Profile 5-burner gas range
- Dual GE Profile stainless-steel electric convection wall ovens
- GE Profile stainless-steel built-in microwave
- Dual Bosch stainless-steel dishwashers
- Water purifying system
- Large walk-in pantry
- Integrated ceiling speakers

BUTLERS PANTRY

- EDGESTAR undercabinet wine refrigerator
- EDGESTAR undercabinet beverage refrigerator
- Stone countertop
- Upper cabinet for wine and wine glass storage



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BREAKFAST NOOK

- Access to rear yard
- Chandelier
- Built in desk with stone countertops
- Upper cabinet storage
- Integrated iPad to control home automation (Apple HomeKit)

PRIMARY BEDROOM (19' X 15')

- Northeast facing windows with 2" Blinds and a Northwest facing window
- Carpet floors
- Crown molding & baseboards
- Double tray ceiling with cove lighting
- Recessed lighting
- 5-blade ceiling fan

PRIMARY BATHROOM

- Northwest facing frosted windows
- Tile flooring
- Dual vanities with granite countertops
- Extra-large soaking tub with tile surround
- Walk in shower with tile surround and dual bench seating and dual showerheads
- Private water closet
- 2 walk-in closets with built in drawers, cabinets and hanging rods
- Built in linen closet
- Wall mounted medicine cabinet
- Integrated ceiling speakers

GUEST SUITE (13' X 10') First Floor

- Northeast facing window with 2" blinds
- Carpet floors
- 6" baseboards
- 5-blade ceiling fan
- Walk in Closet with built-in shelving and hanging rods
- Access to rear yard

EN-SUITE BATHROOM/POOL BATH

- Entry from the secondary first floor bedroom or rear yard
- Tile flooring
- Undermount sink
- Granite countertops
- Tub/shower combination with tile surround

SECONDARY BEDROOM (14' X 12')

- Northwest facing window with custom window coverings and 2" blinds
- Carpet floors
- 5-blade ceiling fan
- Raised ceilings
- Closet with built-in shelving and hanging rods
- Access to private reading nook

HOLLYWOOD BATHROOM

- Tile flooring
- Undermount sink
- Granite countertops
- Tub/shower combination with tile surround
- Recessed lighting



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SECONDARY BEDROOM (14 X 11')

- Northwest facing window with 2" blinds
- Carpet floors
- 5-blade ceiling fan
- Raised ceilings
- Closet with built-in shelving and hanging rods
- Access to large attic space

SECONDARY BEDROOM (13' x 12')

- Southwest facing window with 2" blinds
- Carpet floors
- 5-blade ceiling fan
- Raised ceiling
- Closet with built-in shelving and hanging rods

EN-SUITE BATHROOM

- Tile flooring
- Undermount sink
- Granite countertops
- Tub/shower combination with tile surround

SECONDARY BEDROOM (11' x 11')

- Southeast facing window 2" blinds
- Carpet floors
- 5-blade ceiling fan
- Closet with built-in shelving and hanging rods

BATHROOM

- Tile flooring
- Undermount sink
- Granite countertops
- Tub/shower combination with tile surround

GAME ROOM (17' x 15)

- Northeast facing windows with custom window coverings
- Carpet Floors
- 5-blade ceiling fan
- Recess lighting
- Homewood nook
- 2nd floor landing with Floor outlet

MEDIA ROOM (16' x 13')

- Carpet floors
- 5-blade ceiling fan
- Recessed lighting
- Access to large, decked walk-in attic space

UTILITY ROOM

- Built-in cabinetry
- Washer and dryer connections to accommodate full size washer and dryer
- Space for a full-size refrigerator

GARAGE

- Mud Room with bench and hooks
- 3 car garage -tandem
- Ceiling shelving
- Access to side yard



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BACK YARD

- Extended covered patio
- Heated Play Pool with fountains – 3-5' depth with Katchakid Pool Cover
- Hot tub that seats 10
- Fire pit
- Outdoor Summer Kitchen
- Fruit trees: peach, lemon, and orange
- Covered cooking area pavilion
- Pergola
- Sports court
- Wooden Playset
- Above ground garden

EXCLUSIONS

- Outdoor grills
- Gun safes
- Dining room Mirror
- Samsung Frame TV and Mount in Study
- Sonos Equipment
- Security Camera Apple Computer hub
- Switches & UPS in the AV Cabinet in Primary Closet

GENERAL AMENITIES

- Gated Neighborhood Access
- Pond and Walking Trail Access
- AC: 2 (2018 exterior, 2020 interior)
- Hot water heater: 2- 40-gal hot water heaters (2021)
- Whole home Air Purification: REME Halo
- Smart home automation – Lutron Switches - Apple HomeKit, also compatible with Alexa and Google Home
- Circular driveway with stamp brick trim
- Brick exterior on all 4 sides
- Home Security System: Honeywell Lyric
- Digital Thermostat: Honeywell
- Water softener system (in custom insulated shed)
- Rainbird Irrigation system
- French Drains
- Outdoor soffit outlets
- Wired security cameras
- 26+ Ethernet wire drops



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