



5 Bedrooms



4 Full, 2 Half Baths



2 Car Garage



5,463 Sq.Ft.

5729 SHADY RIVER DRIVE

Houston, Texas

FIRST FLOOR

Formal Entry

- Stone flooring
- Large chandelier
- Opened floor plan
- First staircase to 2nd floor

Study

- To left of entry way
- French doors
- Windows looking to front yard
- Wood floors
- Ceiling fan
- Built in drawers/shelves
- Wainscoting

Dining Room

- To the right of entry way
- Reclaimed wood beams
- Wood floors
- Windows looking to front yard
- Large chandelier

Kitchen

- Stone countertops
- Stone flooring
- Breakfast bar
- Farmhouse sink
- Thermador Dishwasher
- Island with Wolf gas cooktop
- Wolf Double electric ovens
- Microwave
- Subzero refrigerator
- Walk in pantry
- Opened to family room
- High ceilings
- Canned lighting
- Breakfast table area with chandelier
- Crown molding
- Butler's pantry
- Stone backsplash

Family Room

- Gas log fireplace (double sided)
- Large windows to backyard
- Opened to kitchen
- Exit to backyard
- Stone floors
- Crown molding

Features continued on next page >



FIRST FLOOR (CONT.)

Formal Living

- Reclaimed wood beams
- High ceiling
- Large windows
- Exit to backyard
- Stone flooring
- Wired for sound
- Gas log fireplace (double sided)

Laundry Room

- Sink
- Built in storage
- Oversized

Primary Bedroom

- Oversized
- Tray/coffered ceilings
- High ceilings
- French door entry
- Large windows
- Carpet
- Sitting area

Primary Bath

- Private water closet
- Shower
- Bathtub
- His/her sinks
- Vanity area
- Tile floors
- Large mirrors
- Large window
- Large walk-in closet with built ins

Bedroom One

- Canned lighting
- Crown molding
- Grand chandelier
- Oversized
- Carpet
- Walk-in closet with built in storage
- Large windows with shutters
- En-suite bathroom with shower only

Bedroom Two

- High ceilings/tray
- Window
- Walk in closet
- En suite bathroom with shower only
- Carpet
- Crown molding

Bedroom Three

- Walk in closet
- Tray ceiling/high
- Large windows with shutters
- Carpet
- Canned lighting

Bathroom Three

- Jack and Jill (shared with bed 4)
- Double sinks
- Vanity area
- Window with shutters
- Tub shower combo
- Built in storage





FIRST FLOOR (CONT.)

Bedroom Four

- Walk in closet
- Tray ceiling/high
- Large windows with shutters
- Carpet
- Canned lighting
- Ceiling fan

Sitting / Game Room

- High ceiling/tray
- Carpet
- Ceiling fan
- Built in shelving
- Large windows
- Walk in closet
- Wired for sound

Throughout

- Canned lighting
- Crown molding
- Wood floors
- Carpet
- Stone flooring
- Abundance of natural light
- Walk in closets
- 2 Half bathrooms on first floor
- Refrigerator included
- All bedrooms up

Exterior

- Turf (new 2021)
- Inground pool with fence
- Covered patio
- Fully fenced
- 2 car garage
- Carport

Seller Updates

- Generator (2021)
- 9-month remodel (Jan 2021)
- Full house painted (2020)
- New alarm system (2021)
- Repaired 2nd floor windows (2020-2021)
- New Gate (2022)
- New Fence (2021)
- New Roof (2021)
- New Gutters (2021)

Exclusions

- Primary bedroom chandelier
- Dining room chandelier
- Breakfast table chandelier
- Guest room chandelier

