

12306 Brook Cove Drive Bridgeland

Outdoor Living at Its Finest



- Heated 14,000-gallon swimming pool with spa.
- Screened-in patio on the ground floor.
- Balcony patio on second floor.
- Outdoor living space (covered/detached) with gas-start wood burning fireplace and TV. Includes a built-in outdoor kitchen with Blaze 5-burner grill with rotisserie, high-power side burner, stainless steel built-in cooler and cabinets.

A Chef's Delight Island Kitchen



- Over-sized gourmet, island kitchen with custom cabinets, stainless steel appliances (double oven, microwave, dishwasher, 3-door refrigerator with ice maker and water are included), reverse osmosis water filter, 5-burner cooktop, and pot-filler.
- Water softener system throughout including garage water spigot.
- Rheem tankless hot water heater in 2nd story attic with easy access and lots of storage and shelving.

Hardwood & Recently Installed Carpeting



- Commercial-grade luxury vinyl plank water-proof flooring with 30-mil wear layer. Carpet with luxury pad throughout installed Jan 2023.

Owners Retreat for Rest & Relaxation



- Owners Suite with sitting area that has a 2-sided fireplace, spa-like ensuite bath and generous walk-in closet

Laundry Made Easy



- Samsung front-load high-efficiency clothes washer and dryer with pedestal drawers in laundry room.

Parking for Up to 3 Vehicles



- Full two-car garage and a second 1-car garage (u3-cars total) each with pebble stone epoxy floors. 1-car garage currently has a workshop area and built-in shelving.

Fixtures

- External power adapter for a generator hookup across five circuits to keep your refrigerators and cooking, internet and some fans and lights operating during power loss.
- 28 All new upgraded high-efficiency Pella windows with screens.
- Upgraded Trane 2-stage XR-17 AC (installed 2018 for upstairs) and an American Standard (installed in 2021 for downstairs) with dehumidifiers and three interior zones with programmable American Standard Alexa/Google compatible controllers.
- Google Home System with five Nest/Google security cameras, motion sensors, smoke detector and glass beak detectors ready for connection.