

# 312 Sugarberry Circle

COMPASS

Features & Amenities



## House Overview

<b>Bedrooms</b>	2
<b>Baths</b>	2 Full + 1 Half Bath
<b>Square Feet</b>	1,838 per HCAD
<b>Lot Size</b>	1,984 per HCAD
<b>Year Built</b>	1983 per HCAD
<b>Garage</b>	2 Car Attached
<b>Neighborhood</b>	Memorial West

## OVERALL

- Freestanding brick home
- Only stand alone unit in the community, per sellers
- Quiet, easy maintenance, lock & leave home
- Meticulous owners
- In the gated Memorial community of Woods at Hudson
- 24 hour manned gate for security and privacy; controlled access community
- Gorgeous wooded lot
- Views over the community pool
- Interior repainted, 2022
- Zoned to Memorial Drive Elem., SBMS & Memorial HS!
- \$595 HOA maintenance fee covers: 24 hour guard at entrance, community pool, grounds, roof, brick exterior, painting exterior and decks
- Sellers added a soft water system
- New ADT security system
- No carpet!
- Water heater, 2017
- Interior plumbing replaced with PEX
- HVAC just serviced and cleaned, April 2023

- HVAC condensers 2011, Air Handlers, 2021
- Sellers changed all locks to secure Medeco locks that require original key/security card to duplicate keys

## EXTERIOR

- Private gate opens to private front courtyard and walkway with manicured landscaping
- Attached two car garage with driveway space
- Great outdoor space: Front fenced-in courtyard space, sizable covered back patio located off the dining room, 2 balconies overlooking wooded spaces and community pool
- Sprinkler system for front beds
- Gutters

## ENTRY

- Wood door with detailed beveled glass inlay
- Freshly cleaned and polished terracotta floors continue throughout the first floor
- Coat closet
- Space for entry furniture

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



RACHEL CONKLING  
Rachel.Conkling@compass.com  
713-894-9070

# 312 Sugarberry Circle

COMPASS

## Features & Amenities

---

### ENTRY (continued)

- Views to light and bright living room
- Hardwood stairs lead to second floor and hardwood continues through second floor hallway
- Stained glass window detail in stairway as well as skylight brings in tons of natural light

### LIVING ROOM

- Light and bright living room
- Double height ceiling
- Wall of windows with plantation shutters overlooking the wooded lot and community pool
- Electric fireplace with terracotta surround and wood mantle
- Double doors open to a hidden wet bar with glass display shelves, bar sink and mini wine cooler
- Ceiling fan with remote

### FORMAL DINING ROOM

- Conveniently located next to living room and just off the kitchen
- Large windows with plantation shutters
- Double doors open to patio area
- Decorative light fixture
- Sellers added tint to windows/doors without shutters for privacy/energy efficiency

### KITCHEN

- Breakfast area inside kitchen offers room for table
- Island with butcher block countertop and breakfast bar seating
- Decorative pendant lantern light over the island
- Additional built-in cabinets with glass display shelves
- Tile backsplash

- Large basin sink with stainless steel pull down faucet
- Sellers added a reverse osmosis filtered water system
- Window with new bifold plantation shutters over the sink
- Convection oven
- 5 burner electric cooktop
- Thermador vent hood covered by matching cabinetry hood cover
- Built-in microwave
- New double door stainless steel refrigerator/freezer, 2022
- Warming drawer (note: sellers have never used it)
- Large windows tinted by sellers for energy efficiency

### POWDER ROOM

- Conveniently located just off living room
- Large vanity with storage
- Brand new toilet, 2023

### PRIMARY SUITE

- Hardwood floors
- Vaulted ceiling
- Fireplace with tile surround
- Ceiling fan
- Double doors open to balcony overlooking courtyard
- Plantation shutters
- Large storage closet on balcony

### PRIMARY BATHROOM

- Large vanity with double sinks and vanity knee space
- Tons of storage
- Two large walk-in closets
- Separate water closet
- Large separate soaking tub
- Walk-in shower with showerhead and handheld sprayer

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



RACHEL CONKLING  
Rachel.Conkling@compass.com  
713-894-9070

# 312 Sugarberry Circle

COMPASS

## Features & Amenities

---

### SECONDARY BEDROOM #1

- Hardwood floors
- Sliding door with plantation shutters
- Door opens to balcony overlooking pool area
- Walk-in closet
- Ceiling fan
- Recessed can lighting
- ENSUITE BATHROOM
  - Large vanity with storage cabinets underneath
  - Tub/shower combination

### BONUS ROOM/HOME OFFICE

- Located on the second floor just off the secondary bedroom
- Flexible space; could make an ideal study, playroom, gym, library
- 2 sets of bookshelves remain
- Large walk-in cedar closet with built-ins

### UTILITY ROOM

- Located in the house on the first floor
- Washer & dryer are included and newer (2020/2021)

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



RACHEL CONKLING  
Rachel.Conkling@compass.com  
713-894-9070