



# FEATURES AND UPGRADES

## HIGHLIGHTED FEATURES

Elegant Neutral-Toned Finishes, Including Wood-Style Tile and Travertine Flooring, Level 4 Granite Countertops, Six-Panel Doors With Brushed Nickel Hardware, and Recently Updated Lighting and Plumbing Fixtures

Welcoming Shiplap-Accented Foyer With Discrete Half Bath and Coat Closet

Multi-Functional Entry Nook Featuring Built-in Bench and Storage

Eye-Catching Wooden Accent Wall and Beam, Enhancing the Stone Fireplace With a Hearth

Recessed LED Lighting in the Downstairs Living Areas

Expansive Backyard With a Generous Covered Patio, Mature Trees, and a Privacy Fence

## KITCHEN

Eat-in Kitchen Boasting a Breakfast Nook, Abundant Storage Options, a Large Walk-in Pantry, and Direct Access to a Spacious Laundry/Storage Room

Recent Updates Include Stainless Steel Appliances, Granite Countertops, Cabinet Fronts, Under-Counter Lighting, and an Elegant Stone Backsplash

Convenient Kitchen Island Featuring a Stainless Steel Undermount Sink, Gooseneck Faucet With Pull-Down Sprayer, and an Integrated Soap Dispenser

## PRIMARY SUITE

Roomy Primary Bedroom With Plenty of Space for a King-Sized Bed and Additional Storage Furniture, Plus Two Sizable Closets

En Suite Bathroom Showcasing Extra-Long Granite Counters, Dual Undermount Ceramic Sinks, Brushed Nickel Fixtures, and Matching Hardware and Mirrors

Luxurious Free-Standing Rain Head Shower With Custom Tile Work, Marble Inlay, Shampoo Storage, and a Frameless Glass Enclosure

Relaxing Jetted Soaking Tub

## FAMILY LIVING

Three Roomy Secondary Bedrooms With Ample Closet Space, Luxury Vinyl Plank Flooring, and Ceiling Fans With Light Kits

Recently Remodeled Upstairs Hall Bathroom Featuring New Bathtubs, Tile Surround With Shampoo Ledge, Countertops, Dual Undermount Rectangular Ceramic Sinks, and Abundant Linen Storage

## STRUCTURAL/MECHANICAL:

PEX Plumbing System

Durable Hardi-Plank Siding (2016)

New Water Heater (2021)

Energy-Efficient Double-Paned Windows

## LOCATION

Adjacent to the 2-Mile Faulkey Gully Hike and Bike Trail, Owned and Maintained by Harris County

Heatherwood Village Community Amenities Include a Clubhouse, Swimming Pool With Racing Lanes, Wading Pool, Two Tennis Courts, and a Park With a Playground