

## **Features & Amenities for 8703 FERRIS DRIVE, HOUSTON TX 77096**

3 Bedrooms + Office + 2 Full Baths + 2 Car Attached Garage + Landscaped Yard with Sprinkler + Fence.

Lot Size Approximately 8,975 Square Feet/HCAD

House Size Approximately 2,614 Square Feet/HCAD

HCAD value professionally reduced year after year for property tax control

Remodeled – 2018

Underground plumbing replaced entirely all to the city connection.

Electrical box updated.

Roof newer with solar vents and attic insulation

Front Doors beveled Glass and side windows with 3" Louver Plantation Shutters

Entire Home includes Built-on-Site Solid Wood Cabinets and Closet Organizing System

Shelves, Base Boards & Crown Molding Details

Large Size Bedrooms

Primary Bedroom Raised Angled Ceiling

Oak Hardwood Floors and Tile and carpet in closets

Recessed Lighting with dimmers

Dining Area opens to the Living Area, with folding and pocket doors.

Den with Dramatic Wall of 4 Stationary Windows natural light and Gardens views.

Fireplace Place-gas logs

Kitchen w/ Granite Countertops and Many (Glazed) Front Cabinets

Gas Cooktop and Dish washer- Stainless Steel

Undermount Stainless Steel Sink (Double Bowl) and Faucet, with Pull Out Spray

Flexible area off primary bedroom with pocket door

Double French Doors open to the Brick Patio Pavers

Natural Stone Topped Vanity with undermount Porcelain Sinks

Laundry /Mud Room with Double sink and Shelves

Full-Size Front-Loading Washer & Dryer (Remain)\*

Exterior & Grounds:

Front Porch and Side Porch

Professionally Landscaped Yard

Cedar Shingles and Brick Exterior (front Sections of Home) \*

Underground Drainage System with Drain Ports, which are  
Connected to a French Drain System which empty to the Street\*

Rainbird Sprinkler System, with 8 Zones

River Rock along the Perimeter of the Foundation

Rain Gutters

Exterior Security Lighting and Exterior Security Camera's

Brick Paver Path and Patio Area (North Side and Back Yard)

Tall Wooden Privacy Fence with Wide-Gate with Latches

Double Glass Sliding Glass Doors to the Backyard from Den

French doors to the backyard from primary bedroom

Additional Attic Access in the Garage (Hallway)

Attic Water Heater recent

Garage painted Floors in Attached Garage

Shed, as additional Storage area.

Double Wide Driveway and space to park outside.

Recently Poured Concrete\* Sidewalk to the back yard.

Additional Information:

Located within Walking Distance to the Newly Renovated Bellaire High, Elementary, Park  
and Merfish Center for swimming and tennis all year around.

- Neighborhood Constable Patrol