

14216 Kellywood Lane

COMPASS

Features & Amenities



House Overview

Bedrooms	4
Baths	2 Full +1 Half Bath
Square Feet	3,063 per Appraisal
Lot Size	10,200 per HCAD
Year Built	1965 per HCAD
Garage	2 Car Detached
Neighborhood	Memorial West

OVERALL

- Corner lot with tons of green space in front, side and backyard
- Coveted location in Nottingham Forest
- Redesigned and extensively remodeled, 2018
- New double-paned windows, 2018
- Electrical updated-replaced service riser, meter enclosure and panel; rewired all of downstairs and switched to all AlumiConn connectors upstairs; added dedicated circuits to the kitchen, 2018 (per previous seller)
- New PEX water lines throughout, 2018 (per previous seller)
- New roof, end of 2022
- HVAC, 2014
- Water heater, 2011
- Designer door knobs, cabinet knobs, pulls installed throughout
- Recessed LED can lights throughout
- 6 inch baseboards
- Plantation shutters throughout
- Two-panel solid interior doors throughout
- Luxury Plank Vinyl flooring downstairs and in upstairs hallway and primary bedroom (waterproof, scratch-proof flooring)
- Nottingham Forest is a close-knit community with tons of activities including a 4th of July parade, Halloween parties, BBQ contest in October, active Mom's Club, Cinco de Mayo pool opening parties, and the list goes on!
- Zoned to top rated Spring Branch ISD, including Stratford High School
- Walk to Nottingham Forest Club which features pool, tennis courts, pickleball, basketball and playground (membership included in HOA dues)
- Walking distance to an entrance to Terry Hershey Park with miles of hike and bike trails
- Minutes away from City Center, Memorial City Mall & Energy Corridor
- Easy access to major freeways- I-10, Beltway 8, 59

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.



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Features & Amenities

FRONT EXTERIOR

- Incredible curb appeal with colonial architecture, lots of grasspace, and mature trees
- Solid wood double front doors with transom window above
- 4 charming rocking chairs (included)
- Ring security doorbell (included)
- Large covered front porch with plenty of room for furniture
- Sprinkler system installed
- Corner lot

BACK EXTERIOR

- Pool sized backyard
- Large fully fenced-in backyard with plenty of greenspace for kids/dogs to play and for outdoor entertaining
- Large patio with pergola (removable)
- 2 car detached garage with double wide driveway
- Automatic garage door opener
- Covered breezeway between the house and garage
- Sprinkler system installed
- Playground set remains at the property
- 2 exterior RING cameras remain at the property

ENTRY

- Wide stairway with rounded bottom steps and iron balusters
- Large under stair coat closet
- Decorative flush mount light fixture
- LED recessed can lights

FORMAL DINING ROOM

- Expansive room with space for a large dining table
- Open to living room; ideal for entertaining
- Decorative light fixture

- Room for additional furniture such as buffet
- Wallspace to showcase art
- Windows with plantation shutters

LIVING ROOM

- Large space offering options for different furniture configurations
- Gaslog fireplace with painted brick surround and wood mantle
- TV bracket installed above to easily add tv
- Built-in cabinets and open shelving with shiplap wall and accent lighting flank either side of fireplace
- Recessed LED can lighting
- Charming window seat allowing for more guest seating
- Large picture window overlooking backyard

STUDY

- Sliding barn door opens off of the living room to this inviting study
- Flex space that could function as a home office, playroom, or home gym
- Custom built-in bookshelves
- Window with plantation shutters
- LED recessed can lights

KITCHEN

- Expansive kitchen with abundant storage
- Premium quartz countertops
- Decorative tile backsplash
- Large island with bar seating
 - Note: stools are for sale
- 2 designer light pendants above island
- Open floor plan with breakfast room
- Plenty of space for additional furniture such as chairs/sitting area or playroom

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KITCHEN (continued)

- 48" Dacor dual-fuel gas range (2018)
- Stainless steel commercial grade vent hood
- New KitchenAid dishwasher (2022)
- Frigidaire built-in microwave (2018)
- Large stainless steel basin sink situated under a large window
- Under cabinet lighting
- Soft close cabinets and drawers
- Pull-out trash can drawer
- Adjustable height shelving
- Bar area with Frigidaire built-in wine refrigerator (2018)
- Bar area has open display shelves and decorative light fixture
- Double door pantry

BREAKFAST AREA

- Light and bright space with bay windows overlooking lush backyard
- Opens to kitchen and living room
- Designer light fixture

MUDROOM

- Located off of the kitchen
- Door leads to the backyard/covered breezeway to the garage
- Perfect drop space with built-in cabinets and hooks
- Shiplap wood backing
- USB outlets for a charging station
- Brick floor
- Exterior door with doggie door
- Broom/mop storage
- Storage shelves

POWDER ROOM

- Conveniently located near the kitchen and living room spaces
- Decorative vanity light
- Decorative mirror

PRIMARY SUITE

- Located upstairs along with the rest of the bedrooms and utility room
- Tray ceiling
- Ceiling fan
- Space for a sitting area
- Plantation shutters
- Luxury Plank Vinyl flooring
- 2 double door wall closets PLUS a 3rd walk-in closet with built-ins

PRIMARY BATHROOM

- Spa-like primary bath
- Dual vanities with premium quartz counters and plenty of storage
- Decorative mirrors and vanity lights
- Walk-in shower with marble surround, frameless glass door, bench, rain shower head and handheld sprayer
- Shower has gold marble tile accent inset
- Marble floors
- Headknocker cabinet
- Window with plantation shutters

SECONDARY BEDROOM #1

- Flexible space next to primary suite that could be used as a nursery/guest bed, playroom or home office
- Plush carpet
- Ceiling fan/light fixture
- Plantation shutters
- Double door closet
- Note: Ring security camera is excluded

SECONDARY BEDROOM #2

- Plush carpet
- Windows with plantation shutters
- Ceiling fan/light fixture
- Walk-in closet
- Note: Ring security camera is excluded

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SECONDARY BEDROOM #3

- The largest of the 3 secondary bedrooms which could also make a great game room
- Plush carpet
- Windows with plantation shutters
- Ceiling fan/light fixture
- Walk-in closet

GUEST BATHROOM

- Large vanity with double sinks
- Tons of storage under vanity and additional linen cabinet
- Quartz countertop
- 2 decorative mirrors and 2 vanity light fixtures
- Picket style floor tile
- Tub/shower combination with subway tile wall
- Head knocker cabinet
- Window with plantation shutters

UTILITY ROOM

- Located upstairs with all the bedrooms
- Built-in cabinets
- Large quartz countertop for folding
- Washer/dryer connections
- Decorative tile floor
- Floor drain
- Room for additional storage such as ironing board, vacuum, hamper, etc.