

227 Hedwig

Features & Amenities

COMPASS



House Overview

Bedrooms	5
Baths	4 Full + 1 Half Bath
Square Feet	7,674 per HCAD
Lot Size	40,000 per HCAD
Year Built	1988 per HCAD
Garage	3 Car Attached
Neighborhood	Piney Point

OVERALL

- “Village acre” wooded lot (40,000 sf per HCAD)
- Located in highly sought after Piney Point Village on a desirable street
- Custom contemporary home with soaring ceilings and oversized windows
- Incredible storage space with over 20+ massive closets, most of them walk-in
- Made for entertaining with open living areas, high ceilings and large windows surrounding the sparkling pool
- New metal roof , 2019
- A/V redone, 2015 (equipment included)
- Insulated low-E windows and doors
- Primary suite downstairs with views of the pool
- Private Village Fire Department and Memorial Village Police Department
- Zoned to exemplary SBISD school (buyer to verify eligibility): Memorial Drive Elementary, Spring Branch Middle and Memorial High School
- Easy access to I10, close proximity to popular shopping and dining at City Centre, Town & Country Village and The Galleria

FRONT EXTERIOR

- Circular drive circles around a center garden with fountain feature
- Porte-cochere entry with recessed lighting
- Professionally landscaped yard with mature trees
- Exterior building accent and landscape lighting
- Rainbird automatic sprinkler system
- Curved driveway leads to remote controlled wrought iron driveway gate with exterior security keypad
- Exterior electrical outlets at the base of several trees for holiday decorations
- Screens on gutters and leaf filter system
- Ring doorbell

FOYER/RECEPTION HALL

- New iron front double doors with switch that makes them opaque for privacy, 2018
- Large 24” x 24” Travertine tile flooring continues throughout the entire first floor living spaces
- Travertine floors resealed, 2020
- Granite tile accent border

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.



WHITNEY CONKLING
Whitney.Conkling@compass.com
713-557-6415

227 Hedwig

Features & Amenities

COMPASS

- Dramatic 15 tray ceiling with recessed inlay lighting
- Recessed directional art lights
- Impressive architectural details such as large stone beams highlighting the entrances to the formal living and dining rooms
- Recessed accent lights illuminate columns
- Leads down gallery hall where there is great wall space to showcase artwork
- Floor to ceiling windows and glass french doors lead out to the pool terrace
- Granite display shelves on pedestals on either side of hall

FORMAL LIVING ROOM

- Impressive formal living room with 15 foot ceilings
- 2 stone columns with lighting flank entrance from foyer
- Gas log fireplace with travertine surround
- 10 Foot divided light window overlooks the lush front yard
- 2 tall (10') divided light windows with motorized solar shades and wall plate controls overlook the pool
- Recessed can lighting
- Recessed wall-mounted speakers

FORMAL DINING ROOM

- Sophisticated dining room across the foyer from the formal living space; ideal for entertaining
- High 15 foot ceilings
- 2 stone columns with lighting flank entrance from foyer
- 3 sets of 10' divided light windows overlook the side yard
- Elegant chandelier with clear glass oil-candle tapers that has a motorized lift

for lighting oil candle tapers and cleaning

- Tons of space for a large dining table and additional furniture such as a buffet
- Wall space for artwork
- Recessed art lights
- Recessed wall-mounted speakers
- Access to kitchen through swinging door

KITCHEN

- Chef's kitchen with 2 islands, lots of prep space, tons of storage and professional stainless steel appliances
- Open to breakfast area and family room
- 24 foot high cathedral ceiling with exposed pine wood beams
- Repainted beams, 2021
- Custom wood cabinets
- Repainted cabinets, 2021
- New backsplash, 2021
- Slab granite countertops
- Thermador Professional stainless steel double convection ovens
- Thermador professional stainless steel gas cook-top with 6 gas burners and a griddle
- Stainless steel Vent-A-Hood vent / light
- 2 Thermador stainless steel dishwashers
- Stainless steel microwave
- New confetti mold ice maker, 2019
- 2 Thermador stainless steel warming drawers under the cooktop
- Built-in stainless steel SubZero refrigerator, freezer
- 6 foot tall SubZero 120 bottle wine fridge
- 3 sinks: Under-mounted stainless steel double basin sink with retractable sprayer faucet, vegetable sink and additional stainless steel sink
- Instant hot water

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.



WHITNEY CONKLING
Whitney.Conkling@compass.com
713-557-6415

227 Hedwig

Features & Amenities

COMPASS

- Large center prep island with vegetable sink and tons of storage
- Large curved island
 - Island has space for breakfast bar seating
 - Pass through service counter for Breakfast Room and Family Room
 - Pendant lights
 - 3rd stainless steel sink
- Tons of storage space including pots and pan drawers and trash can drawer
- 4 ceiling fans
- Adjustable track lighting
- Under cabinet lighting
- Huge walk-in pantry with an appliance alcove with travertine tile counter
- Glass french floors to kitchen office

KITCHEN OFFICE

- Double glass french doors open from the kitchen to this light and bright kitchen office with a huge wall of windows bringing in natural light
- 8 foot tall divided light glass window overlooks the side yard
- Built in sheving
- Wall mounted bulletin boards on both side walls for calendars, photos, etc
- Walk-in closet with travertine tile countertop and open shelving and drawers for storage

BREAKFAST SPACE

- Open to the kitchen and family room
- Curved space with large divided light glass windows giving a panoramic view of the sparkling pool
- Recessed lighting

FAMILY ROOM

- Open floor plan with Kitchen and Breakfast Room, ideal for entertaining and everyday life
- Gas log fireplace with travertine surround and mantel and bench seat
- Recessed accent spotlights over mantle to showcase art
- Wall of windows and set of glass french doors open out to the pool
- Recessed wall-mounted speakers
- Recessed lighting
- Massive walk-in closet (approx 9x5) where you could even roll your Christmas tree into it and roll it out every year
- Solid french doors to rear stair hall fold flat to wall

REAR HALL

- French doors shut off the back private section of the house when entertaining
- Downstairs back hall hosts the primary suite, powder room, study, craft/flex room and utility room
- Wide staircase with travertine treads lead to upstairs secondary bedrooms
- Hallway leads to attached 3 car garage and workshop space
- New iron backdoor leads to backyard, 2018

STUDY

- Quiet office at the back of the house overlooking the backyard
- 10 foot ceiling
- Custom cabinetry with upper adjustable shelves and cabinets below
- Floor to ceiling bay windows with plantation shutters
- Recessed lighting
- Recessed wall-mounted speakers

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.



WHITNEY CONKLING
Whitney.Conkling@compass.com
713-557-6415

227 Hedwig

Features & Amenities

COMPASS

POWDER ROOM

- Custom art-glass vessel sink
- Granite countertops with storage below
- Vanity mirror
- Recessed privacy alcove for Kohler toilet

CRAFT/FLEX ROOM

- Flexible room that used to function as a catering/prep kitchen
- It could be used as a craft/art room, a live-in quarters, home gym, second office or playroom, the options are limitless!
- Recessed speakers
- Floor-to-ceiling windows with plantation shutters
- Long wall of cabinets with new quartz countertops
- Stainless steel basin sink
- Large wall with slotted wall panels that can hold tools, baskets, hooks, etc
- Built in storage shelves
- Built-in daybed
- A/V closet
- Ceiling fan

PRIMARY SUITE

- Private suite with foyer space leading into the bedroom
- Foyer has a long wall with floor to ceiling built-in display shelves
- Recessed art lighting
- 10 foot ceilings
- Large divided light window with motorized window shade
- Gorgeous views over the pool
- Door leads to private entrance/exit to pool terrace
- Sellers redid built in dresser and tv areas

- Recessed reading lights with wall plate switches
- Room for sitting area
- New carpet, June 2023
- 2 doors on either side of bed lead to luxurious primary bath

PRIMARY BATHROOM

- Spa-like primary bath
- Large double vanities at opposite ends with tons of storage
- One vanity has knee space
- Large decorative mirrors
- Granite countertops
- Large window is above one of the consoles with a rolling shade
- Large Kohler whirlpool tub with travertine surround and 2 decorative pendant lights
- Walk in shower with travertine surround and 2 shower heads, handheld sprayer and bench seat
- Private water closet with pocket door
- Built-in linen cabinets
- Recessed lighting
- Recessed ceiling-mounted speakers
- 2 huge walk in closets with built in dressers and tons of hanging space
- New carpet in closets, June 2023
- One closet has a lock on it that can be used as a safe room or to lock your belongings

GAME ROOM

- Located upstairs
- Spacious room with tons of space for additional furniture such as a pool table
- Large built in L shaped desk with granite countertops, open shelving above and file drawers
- Mini fridge and microwave for movie night popcorn!

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.



WHITNEY CONKLING
Whitney.Conkling@compass.com
713-557-6415

227 Hedwig

Features & Amenities

COMPASS

- Bench seat in windowed alcove with plantation shutters and 2 sconces
- Recessed ceiling speakers
- Recessed lights
- 3 huge storage closets

SECONDARY BEDROOM #1

- Located upstairs
- Spacious room with tons of room for additional furniture
- Plantation shutters
- Bench seat with storage
- Plush carpet
- Recessed lighting
- ENSUITE BATHROOM
 - Large vanity with granite countertops
 - Vanity mirror with hinged mirrored doors on each end concealing medicine cabinets
 - Accent windows
 - Vanity lights
 - Tons of storage including additional linen cabinets
 - Large tub/shower combination with glass sliding shower door and travertine surround
 - Massive walk-in closet with tons of hanging space, and a granite top console with storage space below
 - Additional storage closet within

SECONDARY BEDROOM #2

- Huge secondary bedroom that could function as a secondary primary bedroom
- Tons of windows overlooking lush green space of backyard with plantation shutters
- Built-in window seat with 4 storage drawers
- Recessed lighting
- Ceiling fan/light fixture

- Carpet
- Storage closet
- Shared en-suite bathroom with bedroom #3

SECONDARY BEDROOM #3

- Flexible room that could function as a secondary bedroom or a nursery connected to upstairs primary, art room, home gym, or upstairs office
- Recessed window alcove with plantation shutters
- Ceiling fan/light fixture
- Recessed lighting
- Double door walk-in closet
- Plush carpet
- Has access to ensuite bathroom with bedroom #2

EN-SUITE BATHROOM FOR SECONDARY BEDROOMS #2 AND #3

- Massive bathroom
- Granite countertops with storage below
- vanity mirror with hinged mirrored doors on each end concealing medicine cabinets
- Vanity lights
- Accent windows
- Linen cabinets
- Storage closets
- Privacy alcove for toilet
- Tub/shower with sliding glass doors and travertine tile
- Massive walk-in closet with mounted bulletin board and granite top console

SECONDARY BEDROOM #4

- Great secondary bedroom that has it's own private exterior stairwell down to the motor court, so could make for a great live-in quarters
- Huge storage closet
- Recessed lighting

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.



WHITNEY CONKLING
Whitney.Conkling@compass.com
713-557-6415

227 Hedwig

Features & Amenities

COMPASS

- Plush carpet
- ENSUITE BATHROOM
 - Renovated bathroom in 2021
 - New quartz countertops
 - Tons of storage
 - New tub/shower with gray subway tile and new frameless shower glass with hinged door access
 - Walk-in closet

UTILITY ROOM

- On the first floor next to the primary bedroom
- Washer/Dryer Hook Ups for full sized units
- Laundry shoot from upstairs
- Pet washing station
- Cabinets above
- Stainless steel sink and counter space
- Wall with panels for storage, hooks, baskets, etc
- Hanging bar
- Broom closet
- Cabinet door hides the laundry chute from the second floor
- Ceiling fan

BACK EXTERIOR

- Tons of outdoor space including pool terrace, sprawling green lawn, large side yard and motor court
- Pool Terrace:
 - House creates a "U" shape around with walls of windows overlooking the sparkling pool
 - Pool has bench seating, water feature with stone wall and lava-rock fire feature
 - Attached spa with wrap around seating and spillway fountain into pool

- Spacious free-standing pavilion with outdoor summer kitchen with tinted concrete counters, cabinets, built in grill, recessed lighting and ceiling fan
- Lava rock firepit
- Covered outdoor living space with ceiling fan. A great place to relax from pool and watch a game
- Tons of green space with plenty of room for kids and pets to play
- Large mature trees
- Fully fenced in backyard
- Large side yard space that could be fenced in for dog run
- Motor Court area for kids to bike/scoot and play a game of basketball with built in adjustable height basketball goal
- Rainbird automatic sprinkler system
- Screens on gutters and leaf filter system*
- Maintenance Closet: Conceals Pool equipment. Rainbird controls
- Oversized 3-car garage
 - Automatic openers for 2 separate garage doors (one single, one double)
 - Separate workshop with wood workbench and cabinets with wall-mounted pegboard
 - Double doors exit to motor court

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.



WHITNEY CONKLING
Whitney.Conkling@compass.com
713-557-6415