

2415 Stoney Brook

COMPASS

Features & Amenities



House Overview

Bedrooms	3
Baths	2 Full +1 Half Bath
Square Feet	2,688 per HCAD
Lot Size	9,000 per HCAD
Year Built	1958 per HCAD
Garage	2 Car Detached
Neighborhood	Charnwood/Briarbend

OVERALL

- Fantastic location; close proximity to the Galleria area
- Minutes from tons of popular shopping and dining
- Water heater, 2017
- Re-sanded and restained wood floors, 2020
- New roof, Dec. 2019
- HVAC, 2015
- Water heater, 2016
- Updated underground sewer lines, 2017
- New pool equipment: new pool pump and new vacuum pump, 2021
- Electric driveway gate, 2017
- Exterior repainted, 2020
- New backyard fence, 2022

FRONT EXTERIOR

- New electric gate opener, 2017
- Sprinklers installed
- Landscape lighting
- Mature tree
- Charming curb appeal
- Gutters

BACK EXTERIOR

- Large pool (chlorine)
- Pool pump and motor, 2019
- Added crushed gravel walkway in backyard
- Grass Space behind garage; makes a great dog run, room for playscape for children or potential putting green!
- Note: there is a gas line to add pool heater
- Outdoor kitchen with built-in stainless steel grill and stone surround
- Pergola with twinkle lights
- Tons of deck area for outdoor dining and entertaining
- 2 car detached garage with tons of built-in storage (added in 2019)
- Electric driveway gate
- Sprinklers installed
- Landscape lighting
- Gutters installed
- Drainage installed

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.



The
Conkling
Group

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

2415 Stoney Brook

COMPASS

Features & Amenities

ENTRY

- Gorgeous hardwood door with opaque windows and mail slot
- Keyless entry
- Security doorbell
- Flush mount ceiling fixture
- Hardwood floors continue throughout the home
- Coat closet
- Linen closet

LIVING ROOM

- Open floor plan with dining room; ideal for entertaining
- Flush mount ceiling fixture
- Recessed LED can lighting
- Crown molding
- Plantation shutters

DINING ROOM

- Perfectly situated between formal living and family room and open to kitchen
- New built-in bar area with slide out drawers and display shelves above with accent lighting, 2020
- New pendant light fixture over dining table, 2020
- Updated recessed can lighting
- Newer AC vents
- Custom recessed built in shelves
- Crown molding

FAMILY ROOM

- Newer ceiling speakers, 2020
- Updated can lighting, 2020
- French doors, 2017
- Newer AC vents
- Spacious room

STUDY

- Flexible room located just off the formal living that could function as a home office, playroom, home gym or additional guest room
- Added french doors, 2017
- Updated windows
- Freshly painted
- Plantation shutters

KITCHEN

- Remodeled with new cabinets, new granite countertops, new sink and walk-in pantry, 2017
- Light fixture
- Stainless steel Appliances, 2017
- French door refrigerator with two freezer drawers with in-door water/ice machine
- Whirlpool stainless steel dishwasher
- GE Profile stainless steel gas range with 4 burners and a grill, 2 ovens
- Vent hood with intricate millwork covering
- Pull-out spice drawer
- Glass front cabinets
- Under cabinet lighting
- Marble subway tile backsplash
- Large one basin stainless steel basin sink with pull down faucet
- Sink situated under a charming window with millwork above and ledge
- Walk-in pantry with decorative door
- Crown molding
- Recessed LED can lights
- Slow close cabinets and drawers
- Cabinets have pull out drawer
- Pull out trash can

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

2415 Stoney Brook

COMPASS

Features & Amenities

POWDER ROOM

- Newer can lighting
- Pedestal sink

PRIMARY SUITE

- Added french doors, 2017
- New ceiling fan
- Recessed can lighting
- Large walk-in closet with built-ins, 2019
- Spacious room for a sitting area
- Wood floor
- Crown molding

PRIMARY BATHROOM

- Separate shower
- Separate jetted tub with granite surround
- Dual sinks
- Granite countertop
- Separate water closet
- Vanity knee space
- Open shelving

SECONDARY BEDROOM #1

- Ceiling fan
- Walk-in closet
- Plantation shutters
- Wood floor
- Spacious light and bright room

SECONDARY BEDROOM #2

- New ceiling fan
- Access to hall closet
- Note: "wallpaper" are stickers that are easy to remove
- Plantation shutters
- Wood floor

GUEST BATHROOM

- Shower
- Pedestal sink
- Linen closet

UTILITY ROOM

- Added new mudroom with custom built-in cabinets and granite bench seat, 2017
- Samsung washer and dryer, included
- Cabinets
- Storage closet
- Door to exterior motor court and garage

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