

 **14106 Bonney Brier Dr.**
HOUSTON, TEXAS

FEATURES

- Paneled study with built-ins
- Bar
- 1 living area
- Dining room
- Breakfast room
- Large utility room and pantry
- Two storage closets off of living room and full bath

KITCHEN

- Sub Zero Fridge and Freezer
- Bar seating
- 4 Burner Gas stove
- Cut out window open to formal dining for easy hosting

STUDY

- Full wall of built in cabinets and shelves
- Wood Panel walls
- Pocket doors
- 10 ft. ceilings

SECONDARY BEDROOM #1

- Built in shelves
- Walk-in closet accessed through bathroom

BREAKFAST NOOK

- Built in display cabinets and wine rack

SECONDARY BEDROOM #2

- Large room with walk in closet
- View of the golf course

MASTER BEDROOM

- Built in cabinets and shelves
- Small built in entertainment center
- 8 ft ceilings
- Window wall to golf course
- Thermostat located in bedroom

MASTER BATHROOM

- His and Hers sinks and vanity areas with cabinet storage below
- His and Hers walk in closets. (safe hidden in the floor in one)
- Wall of mirrors with both walk in closets, toilet room and standing shower
- Standing shower
- Jetted tub
- Original chandelier above tub
- Pocket doors to entrance of the master bath in good condition

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LIVING ROOM

- 12-14 ft ceilings
- Gas log fireplace
- Wood storage compartment accessed from outside and next to fireplace inside
- Stone wall

FULL BAR

- In back corner of the living room right next to formal dining
- Mirrored wall
- Built in shelves and lots of cabinet storage
- Full sink
- Beverage cooler
- Wine rack

COVERED PATIO

- Two Fans
- Flat tar roof

BACKYARD

- Fountain sculpture
- Room for a pool

GENERAL INFO

- Current owners designed and built the house (builders floor plans available)
- Building started in 1978 and ended in 1979
- Vintage ceiling fans
- Multi-level layout (sunken living area)
- AC/heat is dual zoned
- 1 AC replaced in June/ furnace is original
- 2009 Trane furnace and AC compressor replaced
- Could easily raise ceilings in the bedrooms
- 2 Attic access points on opposite sides of the house with replaced metal ladder
- No other house is parallel to the green
- Many hidden compartments for safely store prized possessions
- MUD district
- Does not flood but we couldn't find any drains in the yard
- Generac generator
- Built-in grill is natural gas
- Probably does have a survey but would be old/ best for buyer to get a new one
- Covered carport and circular driveway