

1241 Ripple Creek Drive

Debbie Callan

Realtor-Associate®

713.851.5100

Debbie.Callan@SIR.com



Notable Features + Amenities

FIRST FLOOR

FOYER

- Elegant wood paneled door with transom
- Decorative four light chandelier
- Hardwood floors
- Recessed lighting
- Crown molding
- Staircase with wood treads, wood banister, railings and carpet runner

FORMAL LIVING (18 x 15)

- Hardwood floors
- Gas log Fireplace with traditional mantel, marble hearth and surround.
- Built-in book cases with adjustable shelving
- Recessed lighting
- Art lighting
- Built-in speakers with volume control
- Wall of windows with custom draperies
- Crown molding

FORMAL DINING (13 X 13)

- Hardwood floors
- Decorative chandelier
- Wall of windows overlooking backyard
- Chair rail molding
- Crown molding
- Paneled privacy pocket doors

FAMILY ROOM (17 x 13)

- Hardwood floors
- Crown molding
- Recessed lighting
- Wall of windows overlooking backyard
- Plantation shutters
- Built-in speakers with volume control
- Door to outdoor patio and backyard

ISLAND KITCHEN (14 x 12)

- Hardwood floors
- Stainless Bosch dishwasher
- Stainless Samsung Refrigerator/Freezer with water and ice dispenser
- Stainless Bosch oven, with convection
- Stainless Viking Professional four burner gas cooktop with retractable downdraft vent hood
- Stainless Bosch microwave oven with carousel
- 42" Brookhaven cabinetry with generous counter and cabinet spaces
- Hammered granite countertops with bullnosed edges
- Decorative tile backsplash
- Under mount porcelain farm sink
- Recessed lighting
- Under cabinet lighting
- Crown molding
- Breakfast bar
- Elevator to second floor
- Door to attached garage

BREAKFAST ROOM (10 X 10)

- Hardwood floors
- Decorative chandelier
- Crown molding
- Plantation shutters
- Pantry

GUEST POWDER ROOM

- Large mirror with custom frame
- Custom vessel sink with marble countertop and custom cabinetry
- Crown molding
- Ceramic tile floors

SECOND FLOOR

SECOND FLOOR LANDING

- Hardwood floors
- Skylight
- Elevator to second floor
- Large storage closet with double doors and shelving
- Crown molding
- Staircase to third floor

PRIVATE PRIMARY SUITE (18 x 16)

- Neutral carpeting
- Crown molding
- Coffered ceiling
- Recessed lighting
- Ceiling fan
- Wall of windows with custom draperies

PRIMARY BATH (17 x 11)

- Ceramic tile flooring
- Marble counters
- Dual undermount sinks with separate vanity
- Built-in cabinetry
- Two built-in medicine cabinets
- Custom framed mirrors
- Recessed lighting
- Crown molding
- Walk-in shower with tile surround and bench seat
- Therapeutic jetted walk-in Liberation garden tub with tile surround
- Plantation shutters
- Linen closet
- High ceilings
- Skylight
- Private water closet with built-in cabinetry
- Large walk-in closets with built-in cabinetry with drawers and shelves

SECOND BEDROOM (13 x 12)

- Hardwood floors
- Crown molding
- Plantation shutters
- Ceiling fan
- Walk-in closet with built-ins
- Two built-in bookcases with adjustable shelves

HOLLYWOOD STYLED BATHROOM

- Large mirror
- Recessed lighting
- Crown molding
- Ceramic tile floors
- Cultured marble counter with dual sinks
- Two built-in medicine cabinets
- Tub/shower with ceramic tile surround and glass enclosure
- Linen closet

THIRD BEDROOM (15 X 12)

- Neutral carpeting
- Plantation shutters
- Crown molding
- Built-in bookcase with adjustable shelving
- Ceiling fan
- Walk-in closet with built-ins

LAUNDRY ROOM (6 x 6)

- Ceramic tile floors
- Floor drain
- Accommodates full sized Whirlpool washer & Whirlpool electric dryer
- Custom built-in storage cabinets
- Retractable folding table
- Hanging rack and storage shelf

THIRD FLOOR

- Staircase with neutral carpet
- Access to mechanical

GAMEROOM (17 X 15)

- Custom built-in bookcase with adjustable shelves
- Neutral carpeting
- Plantation shutters
- Recessed lighting
- Skylight
- Crown molding
- Closet with shelving
- Storage closet
- Access to mechanical

ENSUITE BATH

- Ceramic tile floor
- Tub/shower with tile surround
- Cultured marble counter
- Mirror with vanity lighting

ATTACHED GARAGE

- Two car attached garage
- Sheetrock finished
- Automatic opener with remotes

EXPANSIVE BACKYARD PATIO

- Private fenced backyard
- Expanded patio with brick pavers
- Gas plumbed for outdoor grill
- Tranquil fountain with timer
- Wellis swim spa with automatic ConvertALift

ADDITIONAL FEATURES

- Lovett Homes built in 1999
- Meticulously maintained
- HVAC System – Two zoned system by Amana
- Roof 2016
- Rinnai tankless H2O system
- Inclinator 500 pound capacity elevator (1st and 2nd floor only)
- Stucco exterior
- Alarm system
- Paneled interior doors
- Mature landscaping
- Zoned sprinkler system
- Fenced backyard
- Many nearby neighborhood conveniences, parks and trails
- Woodway Crescent Homeowners Association, KRJ Management – 713-783-4640; email – krjcares.com - \$4100 annually – includes privacy gates, water, sewer, trash and common area maintenance
- Per Seller property has never flooded
- Convenient location with easy access to Interstate 10 and 610 Loop to provide great access to downtown Houston, Medical Center and most work corridors
- Houston Independent School District – Briargrove Elementary, Tanglewood Middle School, Wisdom High School