

12118 Kimberley Lane

Houston, TX 77024



BONCK
GROUP

ABOUT THE PROPERTY:

Welcome to 12118 Kimberley Ln, located in Memorial Woods. This stunning 2-story traditional-style home is a must-see, featuring 4 bedrooms and 3.1 baths. This home has been newly renovated, with numerous updates throughout, including: a new roof, new HVAC system, new tankless water heater, and PEX plumbing. As you walk in the front door you are welcomed by a warmth and mix of traditional and modern design. The chef's kitchen features beautiful marble countertops, an oversized kitchen island, and brand-new appliances. With new light fixtures, faucets, sinks, and more throughout the home, every detail has been carefully chosen to create a cohesive and modern aesthetic. The primary is located on the first floor and the bathroom is especially noteworthy, featuring an overly spacious layout + closet, walk-in shower, and a luxurious soaking tub. The backyard is HUGE with plenty of space to build out your dream pool or outdoor kitchen. Zoned to some of Houston's highest-ranking schools (SBISD).

SELLER UPDATES & FEATURES:

- New Roof- 30-year shingles with 7yr transferable warranty
- New double unit HVAC system with transferable warranty
- New tankless water heater
- New PEX plumbing
- New electrical entire house
- Entire house is prewired with Cat5.
- Hardwood floors throughout the 1st floor living areas.
- Marble countertops in kitchen
- Oversized kitchen island
- New Blink cameras and security system
- New modern landscaping in front and backyard
- Walls are level 5 finish on entire house.
- New light fixtures throughout entire house
- New faucets, sinks, and toilets throughout entire house
- New windows throughout entire house
- New custom shaker cabinets in kitchen
- New appliances with warranty: 42" LG Studio Refrigerator, 36" KitchenAid Dual Fuel Commercial Style Range, KitchenAid Dishwasher, and 24" KitchenAid Under-Counter Microwave
- Certified Appraisal of measurement of property
- **New Spray Foam Insulation throughout house**

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