

11639 Royal Oaks Trace

COMPASS

Features & Amenities



House Overview

Bedrooms	3
Baths	2 Full +1 Half Bath
Square Feet	2,486 per HCAD
Lot Size	2,888 per HCAD
Year Built	2005 per HCAD
Garage	2 Car Attached
Neighborhood	Westchase

OVERALL

- Located in the small, quiet gated community of Royal Oaks Court in the Westchase District
- Community features extra guest parking
- HOA maintains grounds, trash, water, sewer and entrance gates
- Incredible location! Minutes from popular shopping & dining at City Centre, Town & Country Village, Memorial City Mall
- Close to Whole Foods, Trader Joe's, HEB & Sprouts
- Convenient access to the Energy Corridor, Galleria, Med-Center, I-10, Westpark, & Beltway 8
- First floor living with open floor plan
- Added Nest thermostat
- Added cartridge filters for easy changing in attic at HVAC unit
- Entire interior repainted, 2018
- Added Lutron smart switches in most rooms
- Reinsulated attic, 2018
- Added ethernet connection points
- Newer entry light fixture

FRONT EXTERIOR

- Covered front entrance
- Replaced garage door opener

- 2 car attached garage with new automatic garage door opener
- Corner unit; offers lots of natural light

BACK EXTERIOR

- Patio space allows for plenty of room for outdoor entertaining and pets.
- Fully fenced-in

LIVING ROOM

- Open floor plan with dining room and kitchen; ideal for entertaining
- Hardwood floors
- Ceiling speakers
- Newer ceiling fan
- Gas log fireplace with granite surround and intricate millwork on wood mantle
- Crown molding
- Recessed can lights
- Large windows overlooking the side and back yards
- Windows with window blinds
- Door leads to backyard

DINING SPACE

- Open floor plan with living room; ideal for entertaining
- Decorative light fixture
- Crown molding
- Recessed can 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.



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- Walk-in under stair storage closet
- Pass through window/breakfast bar to kitchen

KITCHEN

- Large kitchen with tons of storage
- Island for extra prep space and storage
- Granite countertops
- Flagstone tile backsplash
- Walk-in pantry
- Large pass through window/breakfast bar to dining room
- Stainless steel KitchenAid gas cooktop with stainless steel vent hood above
- Stainless steel KitchenAid convection oven
- Stainless steel KitchenAid built-in microwave
- Stainless steel french door fridge/freezer
- Stainless steel Kenmore dishwasher
- Double basin sink
- Open floor plan with living area
- Crown molding
- Recessed can lights
- Hardwood floors

BREAKFAST AREA

- Decorative light fixture
- Window with window blinds
- Convenient for everyday meals

POWDER ROOM

- Located on first floor and easily accessible from living spaces
- Pedestal sink
- Decorative mirror
- Window
- Decorative wall decals (can be easily removed)

GAME ROOM

- Located on the 2nd floor
- Flexible space that could function as a game room, study, home gym, playroom or any combination!
- Tray ceiling

- Recessed can lights
- Pre-wired for ceiling speakers
- Windows with window blinds
- Crown molding
- Modern ceiling fan/light fixture
- Plush carpet
- Double door storage closet

PRIMARY SUITE

- Located on the 2nd floor with the 2 other secondary bedrooms and utility room
- Large primary suite with space for large furniture pieces
- Tray ceiling
- Decorative ceiling light fixture
- Crown molding
- Plush carpet
- Windows with window shades and drapes
- Recessed can lights

PRIMARY BATHROOM

- Double vanities with separate sinks
- Vanity knee space
- Vanity lights
- Jetted tub situated under a large window
- Walk-in shower with glass surround
- Separate water closet
- 2 large walk-in closets

SECONDARY BEDROOM #1

- Generous sized bedroom located on the 2nd floor with the other bedrooms and utility room
- Flushmount light fixture
- Window with window blinds and drapes
- Closet
- Plush carpet
- Crown molding

SECONDARY BEDROOM #2

- Located on the 2nd floor with the other bedrooms and utility room
- Flushmount light fixture
- Accent wall with wallpaper
- Can lighting
- Crown molding

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- Plush carpet
- Window with window blinds and drapes
- Closet

GUEST BATHROOM

- Easily accessible to secondary bedrooms #1 and #2 as well as game room
- Vanity with storage
- Vanity light
- Decorative mirror
- Tub/shower combination

UTILITY ROOM

- Located on the 2nd floor with all the bedrooms
- Washer/dryer connections
- Dry bar
- Storage cabinets

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