

Updates & Features

25508 Bakewell Drive
Porter, Texas 77365

Updates:

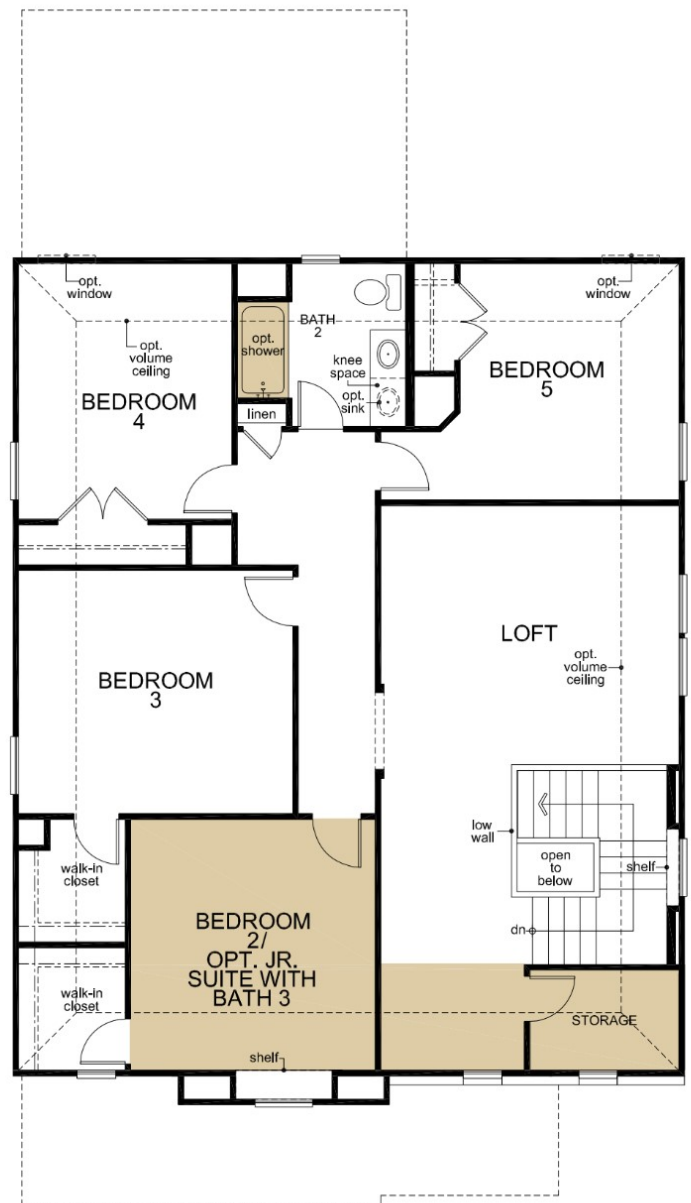
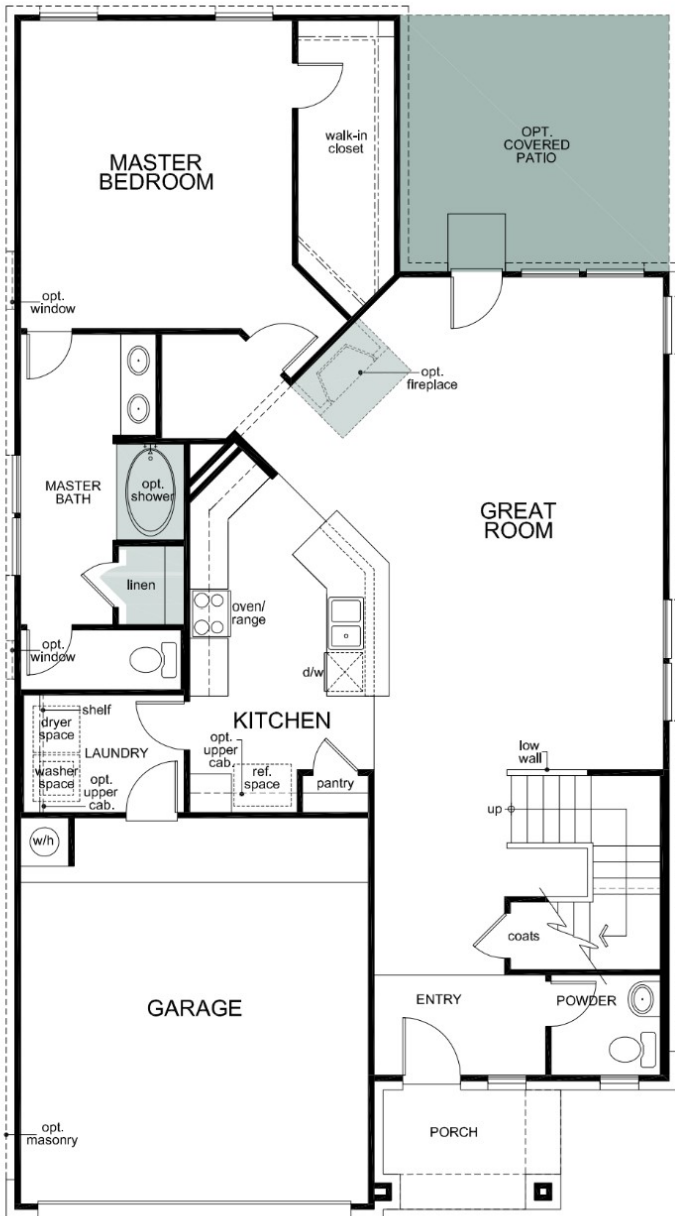
- All new carpet installed - June 2023
- Entire interior freshly painted - June 2023
- Home built in 2021

Features:

- Almost 3000 square feet with 5 bedrooms with 3.5 bedrooms
- Large primary suite downstairs
- Junior suite upstairs with full en-suite bathroom - perfect for teenager multigenerational living
- Located on a cul-de-sac, ensuring no through traffic
- Spacious backyard with plenty of green space to enjoy along with oversized patio
- Quiet neighbors, providing a peaceful environment
- Open layout, promoting a seamless flow
- Well-equipped island kitchen with a double oven and granite countertops
- Upstairs loft provides additional flex space
- Hard-wired network connections for Tachus Fiber Internet
- Living room wired for built-in surround sound
- ENERGY STAR certified

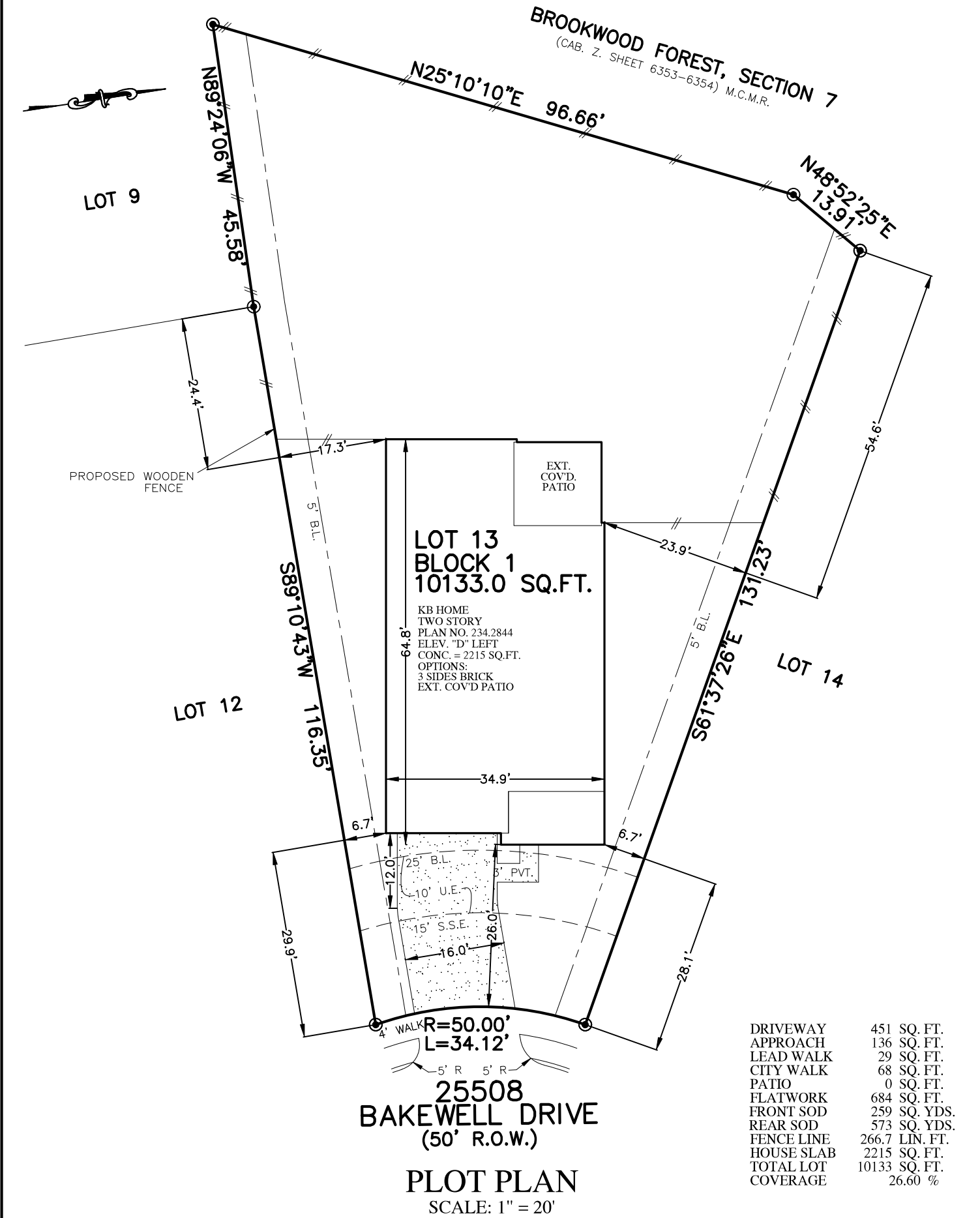
Floorplan

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FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.ACC.E. MAINTENANCE & ACCESS EASEMENT	⊞ GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	⊞ PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	STM.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	⊞ TELEPHONE PEDESTAL
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	⊞ GAS METER
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	⊞ CABLE PEDESTAL
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	○ WATER VALVE	⊞ WATER METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	⊞ FIRE HYDRANT	⊞ WATER METER & INLET
	PROP. PROPOSED	PVT. PRIVATE	⊞ MONUMENT	⊞ INLET
	ELEV. ELEVATION	FND. FOUND	● POWER POLE	⊞ VAULT
		I.P. IRON PIPE		



NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. ALL EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD KNOWN TO SURVEYOR ARE SHOWN AND ARE BASED ON THE RECORDED PLAT AND/OR TITLE REPORT. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
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4. MINIMUM FINISHED FLOOR REQUIREMENTS ESTABLISHED BY FEMA, LOCAL GOVERNMENT AUTHORITIES AND/OR DEVELOPMENT PLANS (INCLUDING APPLICABLE BENCHMARKS/DATUMS AND ADJUSTMENTS) ARE SUBJECT TO CHANGE DURING CONSTRUCTION PROCESS AND SHOULD BE VERIFIED BY BUILDER BEFORE PROCEEDING WITH EACH PHASE OF CONSTRUCTION. PROPOSED FINISHED FLOOR HEIGHTS ABOVE TOP OF CURB ARE CALCULATIONS FOR DRAINAGE PURPOSES TO BE ADJUSTED BASED UPON ACTUAL LOT CONDITIONS AND DO NOT ESTABLISH A MINIMUM FINISHED FLOOR.

FOR: KB HOME
ADDRESS: 25508 BAKEWELL DRIVE
ALLPOINTS JOB#: KB242868 BY: BG
G.F.:
JOB:

**LOT 13, BLOCK 1,
BROOKWOOD FOREST, SECTION 8,
CAB. Z, SHT. 6997, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS**



FLOOD ZONE: X
COMMUNITY PANEL:
48339C0725G
EFFECTIVE DATE: 8/18/2014
LOMR: DATE:

"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

ISSUE DATE: 2/20/2021

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INCLUDED FEATURES

Brookwood Forest Springs

EFFECTIVE: 11/17/2020

DocuSigned by:
Robby Sallee
 41C853979280437...

DocuSigned by:
Amy Sallee
 F62D8B0E403842A...



Distinctive Exterior Details

- Post-tension foundation designed specifically for your homesite
- Engineered panelized wall systems and roof trusses for strength
- Thermo-ply® weather barrier sheathing on all exterior walls
- Water-conserving front and rear yard sod to fence
- **Therma-Tru®** rear door with full glass insert
- Driveways and walkways in light broom finish
- Two exterior electrical outlets and two hose bibs
- Claymex front and side masonry and Allura™ fiber cement siding
- **Owens Corning®** 25-yr. roof shingles
- **Therma-Tru** 6-panel painted entry door with **Kwikset®** Tylo Microban satin nickel hardware and SmartKey™ dead bolt

Interior Craftsmanship

- Elegant wood-grain 6-panel interior doors
- **HomeTeam Pest Defense®** built-in pest control system at wet areas
- Garage door opener pre-wiring
- Two sets of cable TV and phone outlets (one at great room; one at location of choice)
- Washer/dryer connections with vent
- 8-ft. first-and second-floor ceilings (per plan)
- Half-wall with painted wood cap at stairs (per plan)

Fine Finishes

- Textured walls and ceilings
- **Sherwin-Williams®** low-VOC flat latex interior paint in Alabaster
- **Emser®** 13x13 in. ceramic tile in multiple color choices at entry, kitchen, nook, baths and laundry (per plan)
- **Shaw®** CRI Green Label Plus certified polyester textured carpeting with cushion in multiple color choices at non-wet areas
- Finger-joint 3.25-in. Colonial baseboards

Kitchen

- **Moen®** chrome-finished single-lever faucet
- **DuPure** single-stage filtered drinking water system
- **Whirlpool®** appliances with 2-yr. warranty, including a 30-in. freestanding gas range, hood vented to exterior and **ENERGY STAR® certified** dishwasher (black or white)
- USB receptacle to conveniently charge your devices
- **QualityCabinets™** Seacrest birch-framed cabinets in choice of two colors
- **Wilsonart®** laminate countertops in choice of four colors with straight edge and 4-in. block backsplash
- 6-in. stainless steel dual-compartment sink
- **InSinkErator®** 1/3 HP garbage disposal

Bathrooms

- **QualityCabinets™** Seacrest birch-framed cabinetry in choice of two colors
- **Moen® WaterSense®** chrome-finished faucets
- **Sterling® by Kohler®** Vikrell® 42x60 in. garden tub with **Emser®** 13x13 in. tile surround at master bath
- **Sterling by Kohler** All Pro® Vikrell 30x60 in. tub with **Emser** 13x13 in. tile surround at secondary baths
- Pedestal sink with oval mirror at powder bath (per plan)
- Dual-sink 60-in. vanity with solid-surface countertops at master bath
- 60-in. single-sink vanity with knee space at bath 2
- 30-in. vanity at additional secondary baths (per plan)

Energy-Saving Features

- Every KB home is designed to be **ENERGY STAR® certified**, delivering significant savings on utility bills when compared to used homes, supporting healthier indoor environments.
- Our **Energy Savings Comparison** demonstrates the lower monthly cost of homeownership possible with each KB home.
- Thermal Enclosure System: air sealing, quality insulation and high-performance windows to enhance comfort, reduce maintenance costs and help lower monthly utility bills
- Water Management System to help protect roofs, walls and foundations from water damage
- **Generation Lighting** Traverse II LED ceiling lights (per plan)
- **ecobee3** lite smart thermostat
- **LP® TechShield®** radiant barrier sheathing to help reduce cooling costs by lowering attic temperatures by up to 30° F
- **Carrier®** 16 SEER HVAC system designed and installed to deliver more comfort, better moisture control, improved indoor air quality and quieter operation
- 40-gal. energy-efficient gas water heater (per plan)
- Sealed, insulated, double-pane, low-E vinyl windows with screens on all operable windows
- Sealed, foil-backed R6 ducts and sealing HVAC connections

10-Year Limited Warranty

- Our dedicated customer service team is ready to help with any questions or home repair issues.

We've asked the sellers a few questions to get to know their community...

**25508 Bakewell Drive
Porter, Texas 77365**

How would you describe the area, and what it's like living here?

The location is perfect! It has easy access to all we need from shopping to restaurants. The neighborhood is friendly and quiet and we love the culdesac lot. The schools are wonderful, well rated and West Fork High School just opened last year!

What has been your favorite thing about living in this community?

Location is really great! It's within 5 minutes of the freeway which makes morning commute much easy. There are lots of new restaurants opening nearby.

What are your favorite places to eat, shop, visit in the neighborhood?

We love El Rancho, Texas Roadhouse, Cracker Barrel, Gringos and Starbucks!
HEB and Kroger for groceries - they deliver!
Close to Lake Houston Wilderness Park, Jesse Jones Park and Nature Center, Oakhurst Golf Club.

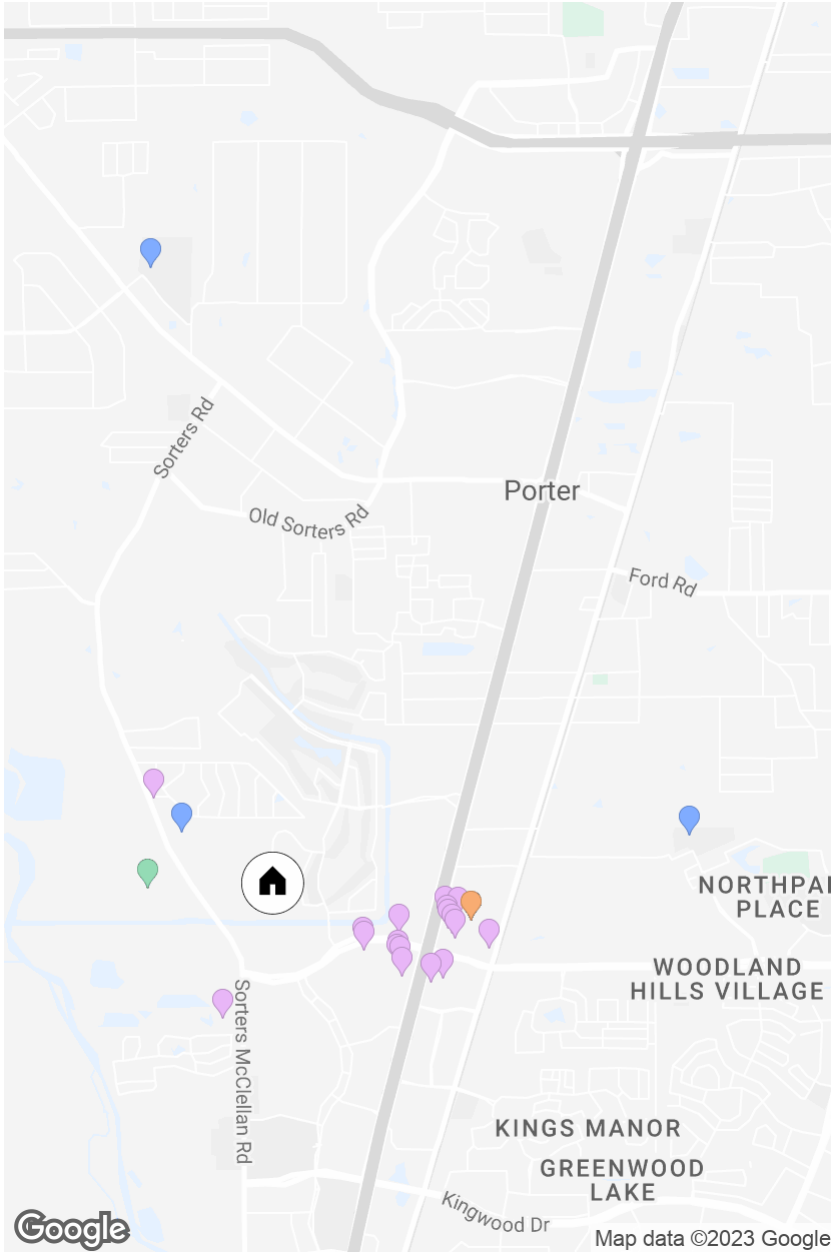
What else can you share with future buyers?

We have loved our time here and hope you fill this home with as many memories as our family has! We will miss it!

25508 Bakewell Drive

Listing Neighborhood

5 BD 3.5 BA 2988 SF



SCHOOLS

- Brookwood Forest Elementary School, 0.54mi
- Woodridge Forest Middle, 2.14mi
- Porter High School, 3.22mi

GROCERY STORES

- Kroger Marketplace, 1.03mi

RESTAURANTS

- Nukumi, 0.56mi
- Tropical Smoothie Cafe, 0.58mi
- Circle K, 0.69mi
- Back Pew Brewing Company, 0.74mi
- Chicken Salad Chick, 0.74mi

- M&M Deli and More, 0.75mi
- Jersey Mike's Subs, 0.76mi
- Crust Pizza Co. - Kingwood, 0.77mi
- Starbucks, 0.81mi
- BB's Tex-Orleans, 0.89mi

- Taco Cabana, 0.91mi
- Rosati's Pizza, 0.92mi
- Panera Bread, 0.95mi
- Cracker Barrel Old Country Store, 0.95mi
- Smashburger, 0.96mi
- McDonald's, 0.97mi
- Jimmy John's, 1.00mi
- Subway, 1.15mi

PARKS

- Northpark Woods Park, 0.64mi



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