

12131 Overcup Drive

Special Features

Exterior

- Located on large lot in the sought after Memorial Forest Subdivision
- Originally built in 1956 with a full renovation in 2011 which included raising the ceilings and adding a second story (per previous owners)
- Slurried brick and cement board exterior
- Covered front patio with pendant lighting
- Large paver patio, partially covered with wood paneled ceiling, built-in grill, outdoor TV, built-in speakers, gas fire pit, artificial turf backyard, and tall privacy fence
- Flagstone pathway to additional yard space surrounding the garage which offers versatility for gardening, additional storage for recreational equipment, etc.
- Extensive perimeter and landscape lighting
- Elongated driveway with electric driveway gate
- 2-car detached garage with attic storage
- Sprinkler system
- Mosquito misting system
- French drains in backyard which drain to street

Interior

- Spacious rooms with neutral finishes
- High ceilings and amazing natural light
- Beautiful wood trim accents and crown molding
- Custom built-ins in many rooms and closets
- Fabulous storage throughout
- Home automation system with extensive AV, alarm, lighting controls, and built-in speaker system

Entry (15' x 6')

- Solid wood door with beveled glass panes
- Crown molding
- Natural stone floors
- 4-light chandelier

Study – (15' x 11')

- Spacious room with custom built-in cabinets and shelves
- Glass panel French doors
- Custom window treatments and plantation shutters
- Crown molding
- Hardwood floors
- Recessed lighting and pendant lighting over cabinets
- Built-in speakers

Dining Room – (18' x 14')

- Oversized space open to living room with beautiful wood trim entrances
- Plantation shutters
- Crown molding and chair rail decorative trim
- Hardwood floors
- 8 light chandelier and recessed lighting
- Built-in speakers

Kitchen – (20' x 13')

- Expansive space open to living room with abundant storage
- Reclaimed wood center island with prep sink and counter seating
- Second island off breakfast room and separate bar seating off living area
- Neolith counters with subway tile backsplash
- Glass panel upper cabinets
- Walk-in pantry with wine storage
- Under cabinet lighting
- KitchenAid stainless steel dishwasher (replaced 2023)
- KitchenAid stainless steel 6 burner gas range with dual fuel double ovens
- KitchenAid stainless-steel microwave
- KitchenAid wine and drink refrigerator
- Single basin white porcelain farmhouse sink
- Tray ceiling
- Custom window treatments
- Crown molding
- Hardwood floors
- Recessed lighting and pendant lighting above island
- Built-in speakers

Breakfast Room – (13' x 9')

- Custom window treatment
- Crown molding
- Hardwood floors
- 3 light chandelier and recessed lighting
- Built-in speakers

Living Room – (26' x 16')

- Oversized room located off the kitchen and open to the dining room
- Custom built-in cabinets and shelving
- Wood burning fireplace with brick surround and gas line
- Two French doors flank the fireplace offering versatile access and great views to the backyard
- Crown molding
- Hardwood floors
- Recessed lighting
- Built-in speakers

Primary Bedroom – (17' x 16')

- Expansive room located on the 1st floor off the back of the home
- French door to back patio
- Tray ceiling
- Custom window treatment and plantation shutters
- Crown molding
- Hardwood floors
- Recessed lighting and ceiling fan
- Built-in speakers

Primary Bath – (16' x 11')

- Oversized dual vanities and sinks with marble counters
- Vaulted ceiling
- Walk-in shower with natural stone tile
- Soaking tub
- Private water closet
- Two large walk-in closet with custom built-in shelves and drawers
- Crown molding
- Natural stone floors
- Recessed lighting and vanity lighting
- Built-in speakers

Office Nook – (8' x 5')

- Custom built-in desk, cabinets, and shelves
- Under cabinet lighting
- Plantation shutters
- Crown molding
- Hardwood floors
- Recessed lighting

Guest Bedroom (First Floor) – (14' x 13')

- Large walk-in closet with custom built-ins
- Plantation shutters
- Crown molding
- Hardwood floors
- Recessed lighting and ceiling fan
- Built-in speakers

Guest Bathroom (First Floor) – (14' x 5')

- Oversized vanity with granite counters and vessel sink
- Built-in linen cabinet
- Separate area for toilet and tub/shower combo with natural stone tile surround
- Crown molding
- Natural stone floors
- Recessed lighting and vanity lighting

Guest Bedroom (Second Floor) – (16' x 15')

- Private vanity area to Jack and Jill bathroom
- Large walk-in closet with custom built-ins
- Plantation shutters and window seat
- Crown molding
- Carpet floors
- Recessed lighting and ceiling fan
- Built-in speakers

Guest Bedroom (Second Floor) – (15' x 13')

- Private vanity area to Jack and Jill bathroom
- Large walk-in closet with custom built-ins
- Plantation shutters
- Crown molding
- Carpet floors
- Recessed lighting and ceiling fan
- Built-in speakers

Jack and Jill Bathroom – (18' x 6')

- Two separate vanity areas located off each bedroom
- Marble counters
- Built-in linen cabinets and storage
- Separate area for toilet and tub/shower combo with subway tile surround
- Crown molding
- Neutral tile flooring with mosaic tile accents
- Recessed lighting and vanity lighting

Guest Bedroom (Second Floor) – (15' x 13')

- Ensuite bath and large walk-in closet with custom built-ins
- Plantation shutters
- Crown molding
- Carpet floors
- Recessed lighting and ceiling fan
- Built-in speakers

Ensuite Guest Bathroom – (9' x 5')

- Spacious vanity with marble counter
- Built-in linen cabinet
- Tub/shower combo with subway tile surround
- Neutral tile flooring with mosaic tile accents
- Recessed lighting and vanity lighting

Game Room – (25' x 16')

- Located on the second floor off the back of the house
- Built-in media cabinet and separate built-in desk area
- Large storage closet, currently used for the Home Automation System electrical equipment
- 3 large windows with plantation shutters
- Crown molding
- Carpet floors
- Recessed lighting, pendant lighting, and ceiling fan
- Built-in speakers

Laundry/Mudroom (13' x 8')

- Located on first floor
- Built-in cabinets and lockers
- Crown molding
- Brick floors
- Recessed lighting

Updates & Improvements

- Tankless water heater installed (2020)
- Slurried brick (2018)
- Roof and gutters replaced (2018)
- Two sides of privacy fence replaced within last 3-4 years
- Lennox 5 Ton (downstairs) and Lennox 4 Ton AC units installed (2011 per previous owners; coils replaced 2017 & 2021 per current owners)
- Sewer plumbing replaced (2011 per previous owners)
- Water supply plumbing replaced with PVC (2011 per previous owners)
- Electrical updated (2011 per previous owners)