

# **8317 Burkhart\***

## **Information About the Home**

- 4 Bedrooms
- 2 Full and 2 Half Bathrooms
- 3,044 SqFt (per HCAD)
- 12,370 SqFt Lot (per HCAD)
- Built in 1979
- 3 Car Attached/ Detached Garage
- Zoned to Valley Oaks Elementary, Spring Branch Middle, and Memorial High
- Private police and fire department
- Both A/C units are new (2019)
- Roof replaced (2022)

## **Updates**

### **Interior**

- Plantation shutters throughout most of the home
- Most windows replaced with double-pane windows
- New hardwood floors installed in living room and primary bedroom (2023)- transferable warranty to new owner- 1 year warranty and 10 year warranty for moisture barrier
- Installed 3 quarter inch solid oak floors in entry, dining, living, and primary bedroom (2011)
- Added solid iron railing going upstairs (work done by Ross Metal Works)
- Two attics- pull down upstairs and door access from secondary bedroom
- Nest thermostat
- Custom window treatments in both the kitchen and breakfast room
- Re-ran pipes/ plumbing in laundry room with PEX plumbing up to upstairs bathroom
- Large walk-in storage closet upstairs for holiday decorations, luggage, etc.

### **Dining Room**

- Solid oak hardwood floors (2011)
- Newly painted (2023)
- New chandelier (2023)
- Sliding door to access backyard and pool

### **Kitchen**

- Completely updated kitchen (2014) with new countertops, cabinetry, appliances, fixtures, etc.
  - Granite countertops with subway white tile backsplash
  - Restoration hardware lighting in kitchen
  - Cabinets go all the way up to ceiling
  - Custom spice drawer
  - Custom drawer for silverware
  - Under-cabinet lighting
  - Soft closing drawers
  - Samsung fridge
  - Bosch dishwasher, microwave, and oven

- Wolf range stove with added pot filler
- U-Line beverage fridge in wet bar area that could also be used as a coffee/ breakfast bar
- Added walk-in pantry with shelves and drawers (current pantry use to be a hallway)
- Opened up entry/ hallway to kitchen
- Added new tile flooring
- Custom window treatments

### **Breakfast Room**

- Kitchen opens to the breakfast room
- Custom window treatments
- Three large casement windows bringing in tons of natural light
- Restoration hardware lighting
- Tile flooring

### **Powder Bathroom**

- Located on the first floor right off front entry
- Updated powder bathroom (2014)
- Restoration hardware lights, pedestal sink, mirror, and hardware
- Granite countertops
- New toilet seat (September 2023)

### **Office**

- Located on the first floor right off of the kitchen at the front of the house
- Office could also be used as a playroom
- Newly painted (2023)
- Three large windows with plantation shutters
- Hardwoods in this room are original to the house

### **Laundry Room**

- Oversized laundry room is located on the first floor right off of the breakfast room and the back door to the house
- Newly painted (2023)
- Brand new back door into laundry room with keypad entry and built-in blinds (2023)
- Re-ran pipes/ plumbing in laundry room with PEX plumbing up to upstairs bathroom
- Deep cabinets over washer and dryer and two closets in laundry provide tons of storage space
- Laundry room sink with granite countertops
- Added drying rack over the sink that soft closes up
- Added lockers/ cubby drop zone space in laundry room
- Tile flooring

### **Living Room**

- Newly painted (2023)
- Gas fireplace with stone surrounding
- Plantation shutters
- New hardwood floors (2023)

### **Primary Bedroom**

- Located on the first floor right off of the living room
- Newly painted (2023)
- New hardwood floors (2023)
- Outdoor sitting area off of the primary bedroom

### **Primary Bathroom**

- Updated primary bathroom (2014)
- Granite countertops with double sinks and custom built-in vanities
- Polished nickel hardware from Restoration hardware
- Custom built-in cabinets and shelving
- Standing shower
- New toilet seat (September 2023)
- His and Her closets
- Tile flooring

### **Secondary Bedroom #1**

- Located on the second floor
- New carpet added (September 2023)
- Newly painted (September 2023)
- Has its own closet

### **Secondary Bedroom #2**

- Located on the second floor
- New carpet added (September 2023)
- Newly painted (September 2023)
- Walk-in closet
- Has access to one of the attics- added Tech shield dormer to protect from heat and keep it cool in the attic

### **Secondary Bedroom #3**

- Located on the second floor
- New carpet added (September 2023)
- Newly painted (September 2023)
- Has two closets
- Window looks out to the pool and backyard

### **Secondary Bathroom**

- Located on the second floor in between secondary bedroom #2 and #3
- Updated secondary bathroom (2014)
- Granite countertops
- Double sinks
- New toilet seat (September 2023)
- Cabinet and storage space
- Shower and tub combo

## **Exterior**

- Roof recently replaced (2022)
- Copper awning over front door
- Gutters all around exterior of house and garage
- Added French drains in backyard
- Added pergola in backyard
- Added small pool bathroom in back behind the pergola and garage
- Backyard grass space behind the pool bath
- Repaired fence back in grass/ yard area
- Installed box so that there are no high wires in backyard
- Put in outdoor Nest cameras in backyard (will convey)
- Outdoor TV (will convey)

## **Outdoor Kitchen**

- Added outdoor kitchen space and a roof covering the kitchen
- Kitchen includes granite countertops, outdoor grill, kitchen sink, Coyote fridge, and bar seating

## **Pool**

- Resurfaced pool (2019)
- Added new tile around pool
- Pool equipment is well maintained and continues to be serviced regularly
- Pool has holes surrounding it for pool gate/ fence for kids (pool gate/ fence will convey)

## **Garage**

- 3 Car Detached Garage
- Brand new door to the garage (2023)
- Replaced 2 garage door motors
- Elfa custom shelving in garage
- Epoxy flooring in garage (2022)
- Large attic space above garage

## **Additional Information About the Home**

- Brighton Place Homeowner Association
  - Manager: Shelby Beshara (405-255-4785)
  - \$200 Mandatory Association Fee per Year
  - No Maintenance Fee
- Several of the front windows in the office have chips
- Upstairs bathroom tub bubble feature not functioning
- New hardwood floors installed in living room and primary bedroom (2023)- transferable warranty to new owner

**\*All information per seller**