

2607 Fountain Key Blvd.

COMPASS

Features & Amenities



House Overview

Bedrooms	3
Baths	2 Full +2 Half Bath
Square Feet	2,984 per HCAD
Lot Size	2,248 per HCAD
Year Built	2018 per HCAD
Garage	2 Car Attached
Neighborhood	Heights/Shady Acres

OVERALL

- Recent construction, free standing home
- Built by reputable Partners in Building
- Gated community with shared green space, guest parking and large private community dog park
- HOA fee covers water, sewer, trash, security gate maintenance, landscaping, common green space
- Extensive trim work, moldings, and unique details throughout
- Engineered hardwood floor throughout, NO CARPET!
- High ceilings throughout
- Nest thermostats
- Fantastic location, close to popular dining and shopping
- Walkable to Cedar Creek, Bungalow Heights, Drift, Roast & Brew, Crisp, HEB, Wright Bemby playground
- Easy freeway access

FRONT EXTERIOR

- Attached two car garage with epoxy flooring, added built-in storage and ceiling storage racks
- Keyless panel for garage access
- Ring doorbell
- Outdoor security cameras
- Gutters

BACK EXTERIOR

- Covered patio with ceiling fan
- Plenty of room for outdoor entertaining
- Added decorative panels along gate
- Added crushed granite and stepping stones for easy maintenance
- Door leads to garage
- Outdoor security camera
- Iron gate leads to sidewalk (allows guests to park on 26th Street and access home from sidewalk)

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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Features & Amenities

ENTRY

- Spacious entry; plenty of room for console table
- Gorgeous curved staircase
- Powder room with pedestal sink and wainscoting

GAME ROOM

- Located on the first floor
- Spacious room
- Door leads to outdoor covered patio
- Decorative light fixture
- Wet bar with Brazilian Calacatta Quartzite countertop, stainless steel bar sink, mini stainless steel beverage refrigerator, storage, open display shelves, 2 transom windows, recessed can lighting
- Motorized blinds on 3 transom windows
- Windows with window blinds

FORMAL DINING ROOM

- Decorative light fixture
- Tray ceiling w/ decorative beadboard ceiling accent
- 2 transom windows
- 2 large windows with window blinds
- Butler's pantry with granite countertop, built-in wine storage racks, adjustable display shelves, storage

STUDY

- French doors
- Unique ceiling treatment
- Decorative light fixture
- 5 transom windows
- Can lighting
- Windows with window blinds
- Light and bright room

KITCHEN

- Bertazzoni stainless steel vent hood
- Bertazzoni stainless steel 5 burner gas range
- Bertazzoni stainless steel dishwasher
- Bertazzoni stainless steel built-in microwave
- Decorative hex tile backsplash
- Brazilian Calacatta Quartzite countertop on island
- Granite countertop
- Oversized kitchen island with breakfast seating
- 2 decorative pendant lights above island with tray ceiling w/ beadboard ceiling accent
- Oversized basin stainless steel sink
- Kent Moore Cabinets
- Soft shut feature on all drawers and cabinets
- Pull out double trash can drawer
- Pull out spice rack
- 6 transom windows
- Added under cabinet lighting
- Pantry storage with slide out shelves
- Can lighting
- Charming balcony just off the kitchen to enjoy your morning coffee. It has a ceiling fan/light fixture

FAMILY ROOM

- Added Kent Moore Cabinets w/ adjustable display shelves, storage cabinets & drawers
- Light filled room
- Open floor plan with kitchen & dining; ideal for everyday entertainment
- Decorative light fixture
- 3 transom windows
- Stunning curved staircase
- High ceilings
- Can lighting

Features & Amenities

POWDER ROOM (2nd Floor)

- Carrera Marble countertop
- Wainscotting
- Decorative vanity light
- Vanity with storage below
- Added built-in shelving by powder room

PRIMARY SUITE

- Spacious room on 3rd floor with the rest of the bedrooms
- Room for large furniture pieces
- High ceiling
- Can lights
- Modern ceiling fan/light fixture
- Transom windows with motorized blinds
- Windows with window blinds
- En-suite bathroom

PRIMARY BATHROOM

- Double doors open to spa-like bath
- Tray ceiling with light fixture
- Large vanity with Brazilian Calacatta quartzite countertops and tons of storage
- Dual sinks
- Dual vanity lights
- Knee space for stool
- Large free standing tub under an opaque window
- Large walk-in shower with bench seat and separate handheld sprayer
- Master closet with added custom built-ins
- Separate water closet with added custom built-in cabinet

SECONDARY BEDROOM #1

- Located on the 3rd floor, with all other bedrooms
- Wall closet
- Window with blinds
- Ceiling fan/light fixture
- Tall ceilings
- Note: mural is a decal and removable

SECONDARY BEDROOM #2

- Located on the 3rd floor, with all other bedrooms
- Ceiling fan/light fixture
- Window with blinds
- Tall ceilings
- Double door wall closet

GUEST BATHROOM

- Vanity with Brazilian Calacatta quartzite countertops and storage
- Vanity light
- Tub/shower combination with glass sliding door

UTILITY ROOM

- Conveniently located on 3rd floor with bedrooms
- Double doors open to utility space
- Washer/dryer connections
- Cabinets
- Large storage closet next to utility