

# 12111 Broken Bough Dr.

Houston, TX 770024



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## ABOUT THE PROPERTY:

Welcome to 12111 Broken Bough Dr, nestled in the heart of Memorial Forest. This elegant 2-story brick home boasts 5 bedrooms, 3 full baths, & sits on an impressive 22,885 square foot lot. As you step inside, prepare to be enchanted by many recent updates including wood flooring, fresh paint, designer light fixtures & more. The kitchen features many beautiful updates and seamlessly flows into a generous breakfast area, making it the perfect hub for gatherings. The family room, adorned with a classic brick fireplace, offers a cozy retreat while providing a seamless connection to the inviting backyard oasis. The oversized primary bedroom is attached to the newly renovated en-suite bathroom & a HUGE closet + bonus room. Upstairs completes the home with three bedrooms & a full bath. Step outside into your private sanctuary- showcasing a refreshing pool & covered pavilion complete with an outdoor kitchen. Enjoy this amazing neighborhood, zoned to some of Houston's best schools!

## SELLER UPDATES & FEATURES:

- New blown insulation in attic
- New exterior fence and driveway gate
- PECs lines throughout house - no galvanized
- New upstairs washer / dryer and downstairs washer / dryer
- Pool updates: new Polaris cleaner, booster pump and pump for pool, and added vortex cleaning pump
- New countertops / plumbing faucets / tile / fixtures throughout
- Refinished wood floors
- Paint interior
- Removed walls to make more open concept
- New Thermador and cafe appliances in kitchen and laundry rooms
- Full house exterior lighting
- New water heater
- Remi Halos on both AC units for air filtration
- New solar powered attic vent fans
- Turf in backyard for additional seating area / potential fire pit
- Pool fence
- New landscaping
- Added gutters and French drains to front of house
- Gas lanterns on front of house
- Lutron system - electrical - interior
- Added recessed lighting throughout house
- Added exterior cameras
- Added lighting on the driveway
- Adding new light fixtures inside
- New fans throughout house
- New carpet
- Brilliant system
- New fireplace gas logs
- Nest thermostats
- TVs and appliances included

**LAURA BONCK | TEAM LEADER**

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**SELLER UPDATES & FEATURES  
CONTINUED:**

- New bathroom fans
- Re-did all sealing / caulking on exterior of house
- New burners/ignitors on outdoor grill
- New front door
- New garage door spring
- Remote garage door opening system

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