

## Features & Amenities

### House Overview

<b>Bedrooms</b>	2
<b>Baths</b>	2 Full +1 Half Bath
<b>Square Feet</b>	1,560 per HCAD
<b>Year Built</b>	1978 per HCAD
<b>Neighborhood</b>	Galleria Area

### OVERALL

- Located in the desirable Woodway Point Community
- Seller will consider selling home furnished at \$305K, excluding bed.
- HOA fee (\$705/month) includes water, trash, basic cable, common area landscaping, roof, foundation, exterior structure, tennis courts, 2 POOLS
- 2 assigned covered parking spaces in carport
- Updated electrical breaker box (approx 2022)
- Centrally located in the desirable Tanglewood/Galleria area
- Minutes from popular shopping and dining and numerous grocery options (H-E-B, Trader Joes, Whole Foods)
- Walking distance to Starbucks, Cyclone Anaya's, dry cleaners, YMCA
- Zoned to Briargrove Elementary, buyer to verify
- Added \$30K media/sound system with control hub and built in ceiling speakers in all rooms including bedrooms (hub system included)
- Newer AC, 2022

### FRONT EXTERIOR

- Covered entrance
- Brick exterior
- Ring security doorbell

### BACK EXTERIOR

- Fenced-in patio space
- Great place to dine al fresco!
- Built-in storage
- Planters/plants are included
- 2 assigned covered parking spaces in carport

### ENTRY

- Saltillo tile floors
- Under stair storage with hanging rod for coats
- Room for entry table and artwork
- Note: Seller has several boxes of wood planks (in the attic) to continue the hardwoods up the stairs

### LIVING ROOM

- Engineered hardwood floors
- Open floor plan with dining room
- Wood burning fireplace with brick surround and mantle
- Modern ceiling fan/light fixture
- Large walk-in closet

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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- Two doors leading to back patio

#### DINING SPACE

- Room for large table
- Recessed can lights
- Wall space for artwork
- Pass through window to kitchen

#### KITCHEN

- Renovated, March 2022
- New oversized stainless steel sink
- New quartz countertops
- Slow close cabinets
- Slow close drawers
- New cabinet fronts
- White subway tile backsplash
- 5 burner electric stainless steel range
- Stainless steel dishwasher
- Stainless steel french door refrigerator
- Stainless steel built-in microwave
- Pull out dual trash can drawer
- Updated pantry closet with pull out drawers installed
- Ceiling fan
- Under cabinet lighting

#### BREAKFAST AREA

- Bay windows
- Can lighting
- Custom window blinds

#### POWDER ROOM

- Renovated, March 2022
- Large vanity with marble countertop and storage
- Brass faucet
- Two sconces
- Decorative mirror

#### PRIMARY SUITE

- Added engineered hardwood floors
- 2 wall closets by California Closets
- Added additional custom wall closets with automatic lights and pull out jewelry drawers
- Additional walk-in closet done by California Closets outside the bedroom
- Ceiling speakers added
- Large windows with shutters
- Ceiling fan/light fixture

#### PRIMARY BATHROOM

- Vanity with storage
- Large mirrors with two sconces
- Linen closet with adjustable shelves with padded upholster interior with full length mirror on outside
- Oversized tub/shower combination with jet feature and new shower head (2024)

#### SECONDARY BEDROOM #1

- Great sized bedroom
- Two windows with shutters
- Ceiling fan/light fixture
- Walk-in closet
- Ceiling speakers added
- ENSUITE BATHROOM

- Vanity with storage
- Two deep storage cabinets
- Headknocker medicine cabinet
- Tub/shower combination

#### UTILITY ROOM

- Washer/Dryer included
- Storage shelves
- Dry bar

# 716 Augusta

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COMPASS

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