



ABOUT THE PROPERTY:

Nestled in Houston's booming Energy Corridor, this stunning home is situated on an oversized corner lot! The property features a thoughtfully designed interior, captivating curb appeal, & a pristine backyard + new pool! As you step inside, you'll be greeted by spacious living areas adorned with elegant finishes and abundant natural light. The gourmet kitchen features top-of-the-line appliances, ample counter space, and custom cabinetry. Upstairs, the primary suite provides a serene retreat with a private balcony. The primary is complete with a spa-like ensuite bathroom and a spacious walk-in closet. Three additional bedrooms offer comfort & versatility, perfect for accommodating guests or creating dedicated home office spaces. Step outside to discover your own private paradise, where lush landscaping surrounds a sparkling swimming pool, creating an ideal setting for outdoor entertaining or simply unwinding after a long day. This home also has a three-car garage!

SELLER UPDATES & FEATURES:

2021

- Marble & Quartz countertops
- Interior & exterior paint
- New rod iron gate, stair, & balcony railings
- New carpet in bedrooms
- All new lighting, fans, faucets, shower pan, bathroom hardware, garbage disposal, & sinks
- Stainless steel oversized kitchen sink
- Replaced all exterior siding
- New door hardware throughout
- New tile flooring for front porch, back patio, balcony, & utility room
- New tile in bathrooms – flooring, showers, & bath walls
- Replaced all bathroom mirrors
- Frameless glass shower door
- New cooktop, vent, dishwasher, oven, & microwave
- Updated cabinetry
- New stained front door
- Barn doors in dining room & primary bedroom
- Installed 14 zone Rain Bird sprinkler system
- Epoxy floors & peg walls in garage
- New gas log fireplace
- Heated saltwater pool with sun-shelf & water features
- New gutters & downspouts for house & garage
- Master Spa hot tub



11846 Westmere Drive
Houston, TX 77077



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SELLER UPDATES & FEATURES CONTINUED:

- New landscaping (2024)
- New exterior sconces (2024)
- New A/C condenser (2023)
- PEX plumbing
- Tankless water heater
- Modern ULTRA-Efficient "Superwindow" category windows with transferrable warranty through 2049
- Engineered wood floors throughout first story, stairs, & upstairs hallway

LAURA BONCK | TEAM LEADER

C 713.882.6554 O 832.979.4540 E laurabonck@bonckgroup.com

