

1109 Beasley Hills Lane

Shady Acres

Interior: 2229 sq ft | Lot: 1612 sq ft | Built: 2014

Interior

- 3 Bed | 3.5 bath | 3-story townhome
- Direct access to backyard through foyer hallway
- Attached two car garage with room for overhead storage
- Large walk in hall closet on 1st floor
- Hard wired security system
- Ring doorbell
- All living spaces on the 2nd floor
- Laundry closet on 3rd floor; washing machine & electric dryer included

Bedroom (13 x 12) & Bath

- 8.5' Ceiling
- En-suite with tub/shower combo
- Located on 1st floor – great for guest suite

Living Room (18 x 14)

- 9.5' Ceiling
- Engineered hardwood flooring
- Open to the kitchen and dining
- Half bath tucked away at the stair landing
- Convenient covered balcony facing north

Kitchen (15 x 13)

- 9.5' Ceiling
- Engineered hardwood flooring
- Stainless steel GE appliances, including double ovens, gas cooktop & refrigerator (included)
- Water dispenser with filter system
- Granite countertops
- Island with seating space
- Breakfast dining area (13 x 7) with updated light fixture
- Balcony with single pane glass French doors facing south

Dining (15 x 8)

- 9.5' Ceiling
- Engineered hardwood flooring
- Updated chandelier
- Built-in wine storage and china cabinet

Primary Bedroom (18 x 16) & Bath

- 9.5' Tray ceiling
- Split bath vanities with updated light fixtures
- Deep soaking tub and glass enclosed shower
- Two spacious walk-in closets
- Located on 3rd floor

Bedroom (10 x 10) & Bath

- 9.5' Ceiling
- En-suite with tub/shower combo
- Located on 3rd floor, on opposite end of the hall from the Primary bedroom

Exterior

- Low maintenance cement board siding
- Pier and beam foundation with closed cell foam insulation
- Spacious backyard (30 x 11.5) with artificial turf and pavers
- Recently replaced back fence (2020)
- Two wooden raised garden flower beds
- Outdoor Edison string lights
- No rear neighbors – lots of privacy

Community

- Quiet gated community with three separate gates; home is located by the rear gate for extra convenience
- HOA includes grounds maintenance, water and sewer, trash service twice a week, recycling once a week, dog park, fence & gate maintenance
- Close proximity to White Oak Bayou Greenway Trail and other nearby parks
- Great nearby restaurants, such as Fluff Bake Bar, Rainbow Lodge, Preslee's, Mico's Hot Chicken, Cedar Creek and nightlife attractions on 20th Street
- Backs up to SPJST Lodge 88, famous for Bingo in the Heights on Thursday nights and home of the Swim Club at Lodge 88.