

1515 Candlelight Drive

COMPASS

Features & Amenities



House Overview

Bedrooms	5
Baths	4 Full +1 Half Bath
Square Feet	3,209 per HCAD
Lot Size	8,820 per HCAD
Year Built	2020 per HCAD
Garage	2 Car Attached
Neighborhood	Oak Forest

OVERALL

- Newer construction by City Cottage builders with upgrades by owners
- Prime location in Oak Forest with oversized lot and located across from popular Candlelight Park
- Zoned to exemplary Oak Forest Elementary, buyer to verify
- Hardwood floors throughout the home, NO CARPET
- 3 bedrooms down including primary bedroom and 2 bedrooms up for maximum flexibility of having kids downstairs or upstairs depending on needs. Bedrooms are flexible spaces; could make an ideal study/playroom/home gym
- Tons of storage with 3 large closets downstairs and large floored storage at 2nd floor attic access space
- Sellers added custom built-ins including storage/shelving and dry bar area in living room
- Easily access to 610, 45, 290 and 110
- Close to the new "Stomping Grounds" venue with lots of

shopping and dining options

- including Becca Cakes, Fat Cat Creamery, Bollo Woodfired Pizza and Rooster & Rice, to name a few
- Close proximity to parks including Candlelight Park (across the street), Shepherd Park, Oak Forest Park
- Popular dining options including Millies, Sunday Press coffee, D'Alba, Walking Stick Brewery, Wakefield Crowbar

FRONT EXTERIOR

- Charming curb appeal
- Double wide driveway leads to attached 2 car garage
- Covered front porch
- Fresh landscaping
- Noe: exterior security cameras excluded
- Automatic garage door opener
- Garage has gladiator storage installed (hooks excluded)
- Security doorbell (included)
- Craftsmen style hardwood door with transom window and keyless entry pad

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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BACK EXTERIOR

- Oversized backyard with plenty of room for a pool (see photos of pool/summer kitchen rendering sellers had completed by L3 Designs)
- Covered back patio; plenty of space for outdoor furniture/outdoor dining
- Ceiling fan/light fixture
- Recessed LED lights
- Pre-wired for sound
- Wood beadboard ceiling
- Gas connection
- Note: Exterior camera excluded

ENTRY

- Room for furniture
- New decorative light fixture
- Great hall closet with additional walk-in closet around the corner

LIVING ROOM

- Spacious room; can accommodate large furniture pieces
- Sellers added two walls of custom built-ins with Cambria Quartz waterfall countertops and painted storage cabinets with slow close drawers and cabinets
- Dry bar area with glass-front display cabinets, wooden open display shelves, subway tile backsplash and stainless steel mini beverage fridge
- Media center with wall mount for tv and decorative shelves flanking either side
- Sellers added shiplap accent walls that is a motif that continues through the home
- Pre-wired for ceiling speakers
- Large modern ceiling fan/light fixture
- Recessed LED can lights

- Large windows overlooking the backyard with drapes
- Crown molding

DINING ROOM

- Open floor plan with kitchen and family room; ideal for everyday & entertaining
- Tray ceiling with wood beam accent & recessed can lighting
- Decorative light fixture
- Windows overlooking the backyard
- Door to back patio and yard
- Light and bright space
- Sellers added shiplap wall
- Crown molding

KITCHEN

- Chef's kitchen that opens up to family room and dining room
- Quartz countertops
- Subway tile backsplash with decorative tile inlay
- Large island with breakfast bar and storage below
- 2 decorative pendant lights
- Lazy Susan in corner cabinet
- Stainless steel mini wine fridge located in island
- Stainless steel LG dishwasher
- Paykel & Fisher stainless steel 5 burner gas range and stainless steel vent hood above
- Double basin stainless steel sink
- Built-in stainless steel LG microwave
- Under cabinet lighting
- Trash can pull out drawer
- Slow close drawers
- Crown molding

POWDER ROOM

- New pedestal sink, 2024

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- Wainscoting
- Vanity light fixture

PRIMARY SUITE

- First floor primary suite
- Tray ceiling with paneled ceiling and wood beam accents
- Shiplap wall
- 4 over the bed windows with blinds
- Tons of space for additional furniture
- Large walk-in closet with shelves and tons of hanging space

PRIMARY BATHROOM

- Large vanity with dual sinks
- Quartz countertops
- Tons of storage
- Large mirror with vanity light
- Walk-in shower with new shower head, bench and half wall with glass uppers and glass door
- Soaking tub
- Opaque film on all windows that is easily removable
- Double door linen closet
- Separate water closet

SECONDARY BEDROOM #1

- Rare secondary bedroom (1 of 2) downstairs
- Ceiling fan/light fixture
- Recessed LED lights
- Double windows
- Wall closet with double doors
- Crown molding
- Flexible bedroom on the 1st floor that could function as a study, gym, playroom or additional bedroom
- Note: drapes are excluded but rods will remain

SECONDARY BEDROOM #2/FLEX ROOM

- Flexible bedroom on the 1st floor that could function as a study, gym, playroom or additional bedroom
- Wall closet with shelves and hanging space
- Ceiling fan/light fixture
- Recessed led can light
- Crown molding
- Windows with window blinds
- Note: the cabinets and window seats are a piece of furniture, not built-in

GUEST BATHROOM

- Full bathroom easily accessible between secondary bedroom #1 and #2
- Large vanity with quartz countertop
- Storage
- Window
- Tub/shower combination white subway tile

SECONDARY BEDROOM #3

- Located upstairs
- Incredible views over the expansive park
- Ceiling fan/light fixture
- Recessed LED lights
- Removable wallpaper for accent wall
- Wall closet with double doors
- Crown molding
- Window blinds
- Note: drapes excluded but rod will remain

BATHROOM (located upstairs for Secondary Bedroom #3)

- Tub/shower combination with subway tile and window
- Large vanity with quartz countertops and storage
- Vanity lights

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The
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SECONDARY BEDROOM #4

- Located upstairs
- Incredible views over the expansive park
- Recessed LED lights
- Ceiling fan/light fixture
- Crown molding
- Wall closet with double doors
- EN-SUITE BATHROOM
 - Tub/shower combination with subway tile and window
 - Large vanity with quartz countertops and storage
 - Vanity lights

GAME ROOM

- Located upstairs between the two secondary bedrooms
- Light and bright room with windows overlooking the park
- Window blinds
- Pre-wired for sound
- Built-in niche for TV or to add built-ins
- Door to attic space with large floored storage space
- Recessed can lighting
- Crown molding
- Ceiling fan/light fixture

UTILITY ROOM

- Located on the 1st floor
- Sellers added storage cabinets and a built-in doggy drawer for your pet's food/water to easily access and then hide away
- Window
- Double door pantry closet
- Door to attached garage
- Storage cabinets

EXCLUSIONS:

- Blackout drapes in boy and girls room
- Safe in 1st floor closet
- Exterior security cameras
- Hooks for gladiator system in garage, garage shelves
- Window seat and shelving in playroom (this is a piece of furniture)

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