

4318 Towering Oak Court

COMPASS

Features & Amenities

House Overview

Bedrooms	5	Year Built	1999 per HCAD
Baths	3 Full + 1 Half Bath	Garage	3 Car detached
Square Feet	3,437 per HCAD	Neighborhood	Clear Lake Area
Lot Size	10,890 per HCAD		

OVERALL

- Roof, 2020
- Sprinklers installed
- Gutters, 2020
- Recently power washed, 2024
- Security alarm system installed
- 2 water heaters, 2014
- 2 evaporator coils replaced, 2020
- Exterior painted, 2021
- Custom designed drapes throughout
- Great location! Located across the street from a neighborhood playground
- Desirable neighborhood with great community amenities including walking trails, pools, tennis courts, and wonderful parks
- Zoned to exemplary Clear Lake High School and Brookwood Elementary School, buyer to verify

FRONT EXTERIOR

- Charming curb appeal
- Fresh landscaping
- Brick exterior
- Front yard trees recently trimmed, Fall 2023
- Added landscape lighting
- Note: Exterior cameras, excluded

BACK EXTERIOR

- Covered breezeway
- Great entertaining backyard
- In ground pool and spa
- Grass area behind pool and behind garage
- Fully fenced
- Tons of patio space for outdoor furniture and dining
- Wrought iron metal fence between pool and driveway, 2010
- Long driveway that expands to three car wide driveway
- Great extended driveway for kids to scoot/bike
- 3 car garage
- Covered breezeway to the house
- Automatic garage door openers
- Row of holly trees planted down the driveway
- Note: garage shelves are excluded, but fridge/freezer is included
- Note: Rubbermaid bins outside behind garage are included

ENTRY

- Double-height ceiling
- Tile floors
- Hardwood door with beveled glass inlay
- Windows on either side of door with blinds as well as a transom window

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.



RACHEL CONKLING
Rachel.Conkling@compass.com
713-894-9070

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- Beautiful views into the family room and to large windows overlooking the backyard/pool

FORMAL DINING ROOM

- Engineered hardwood floors
- Double crown molding with chair molding
- Custom drapes
- Plantation shutters
- Decorative light fixture
- Room for large dining table and additional furniture such as buffet
- Double doors open to the kitchen, ideal for serving

STUDY

- Oversized room
- Double french doors
- Flexible space that could be used as a study, playroom, formal living room
- Engineered hardwood floors
- Double crown molding
- Decorative light fixture
- Plantation shutters
- Decorative drapes

KITCHEN

- Updated, 2016 (lowered kitchen island, added new granite countertops, cabinets painted and new hardware, new appliances including stove, microwave, and oven)
- Decorative tile backsplash
- KitchenAid dual convection oven & microwave combo
- Bosch stainless steel gas cooktop with vent hood hidden under the cabinets
- Bosch stainless steel dishwasher
- Double basin sink

- Large island with breakfast bar seating overlooking the family room
- Built in desk area
- Under cabinet lighting
- New recessed can lighting
- Soap dispenser
- Faucet with pulldown
- Pots & pans drawers
- Walk-in pantry with ample storage

BREAKFAST AREA

- Open to the kitchen and family room
- Light and bright with large windows overlooking the backyard
- Window blinds
- Decorative light fixture

FAMILY ROOM

- Double height vaulted ceiling
- Open floor plan with the family room
- Beautiful views over the backyard/pool
- Engineered hardwood floors
- Room for large furniture pieces
- Decorative chandelier
- Window blinds and drapes
- Gaslog fireplace with tile surround and wood mantle

POWDER ROOM

- Painted cabinets
- Large vanity with tons of storage
- New countertop, 2016
- Decorative mirror

PRIMARY SUITE

- Located on the 1st floor
- Large windows overlooking the sparkling pool
- Window blinds and decorative drapes
- Designer light fixture

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- Plush carpet
- Double crown molding
- Room for sitting area

PRIMARY BATHROOM

- Spacious primary bathroom
- Separate vanities with ample storage and knee space for vanity area
- Large mirrors
- Travertine floor
- Large soaking tub
- Walk in shower with glass surround
- Separate walk in closets
- Separate water closet

GAMEROOM

- Opens up over the family room
- Plush carpet
- Ceiling fan/light fixture
- Crown molding

SECONDARY BEDROOM #1

- Located upstairs
- Plush carpet
- Window with window blinds and drapes
- Ceiling fan/light fixture

SECONDARY BEDROOM #2

- Located upstairs
- Plush carpet
- Window with window blinds
- Ceiling fan/light fixture

GUEST BATHROOM

- Located between secondary bedroom #1 and #2
- Tub/shower combination
- Linen closet
- Newer porcelain floors
- Window with window blinds
- Vanity with storage

SECONDARY BEDROOM #3

- Located upstairs
- Plush carpet
- Window with window blinds and drapes
- Ceiling fan/light fixture

SECONDARY BEDROOM #4

- Located upstairs
- Plush carpet
- Window with window blinds and drapes
- Ceiling fan/light fixture

JACK & JILL BATHROOM FOR SECONDARY BEDROOMS #3 & #4

- Located between secondary bedroom #3 and #4
- Separate vanities with storage
- 1 vanity has knee space for makeup area
- Tub/shower combination
- Linen closet
- Newer porcelain floors
- Window with window blinds

UTILITY ROOM

- Located on the 1st floor
- Washer/dryer connections
- Storage cabinets
- Hanging rod
- Window with window blinds

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