

10211 Meadow Lake Lane

COMPASS

Features & Amenities



House Overview

Bedrooms	4
Baths	2 Full +1 Half Bath
Square Feet	2,770 per HCAD
Lot Size	8,438 per Survey
Year Built	1973 per HCAD
Garage	2 Car Attached
Neighborhood	Briargrove Park

OVERALL

- Extensively updated, 2014-2023
- Located in desirable Briargrove Park
- Located on a cul-de-sac
- Walking distance to the neighborhood playground, pool and tennis courts
- New roof, 2022
- AC unit, 2022 (for family room and mudroom)
- Main AC unit with 10 year transferable warranty, May 2023
- All new windows throughout, 2014
- Plumbing, mix of galvanized and PVC
- Water heater, 2016
- Sewer lines: Primary bath line replaced with PVC from primary bath to backyard fence by Church Services, 2016
- Tons of storage with large walk-in hall closet, additional hall storage, mudroom storage
- Minutes from popular shopping & dining at Town & Country Village, City Centre & Memorial City Mall
- Easy access to Energy Corridor, Downtown, Galleria area, Beltway 8, I10

FRONT EXTERIOR

- Charming curb appeal
- Updated front porch with new beadboard ceiling, new flooring, new columns, 2019
- Painted house, 2019
- New walkway, 2019
- Attached two car garage
- Sprinklers installed
- Gutters

BACK EXTERIOR

- Partial new siding, 2019
- Astroturf, 2020
- New patio, 2020
- Putting green, 2020
- New fence, 2021
- French drains installed
- Sprinklers installed
- Gutters
- 2 car attached garage with door leading into mudroom
- Garage has additional door leading to backyard
- Garage has tons of built-in storage cabinets and room for fridge and/or freezer

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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ENTRY

- New tile floor, 2016
- New light fixture
- Room for entry piece of furniture

FORMAL LIVING ROOM

- Open floor plan with kitchen, ideal for entertaining
- Vaulted cathedral ceiling with painted beams
- Wainscoting
- Hardwood floors
- Painted block paneling
- Built-in cabinetry for display/storage, could make a great dry bar area
- Gaslog fireplace with wood mantle and brick surround
- New recessed can lighting, 2016
- Double french doors on the right side of fireplace lead to the family room. Another door on left side also leads to family room

FORMAL DINING ROOM

- Spacious room with plenty of space for large furniture pieces
- Located just off entry
- New hardwood flooring, 2016
- Pottery Barn light fixture
- French doors open to home office/flex space
- Large window overlooking the front yard with blinds and drapes
- Intricate crown molding
- Sconces (note: not hardwired)

STUDY/FLEX SPACE

- Flex space that could also function as a playroom or home gym
- Added French doors
- New hardwood flooring
- Pocket door to kitchen and french doors to dining room
- Window with window blinds and drapes

KITCHEN

- Taken "to the studs", 2016
- New floors
- Quartz counters
- Marble subway tile backsplash
- Pocket door leads to study
- Breakfast nook with built-in bench seat with custom cushion
- Custom-built cabinetry
- Frigidaire stainless steel built-in microwave
- GE stainless steel 5 burner range with dual compartments for oven (lower oven is convection)
- Stainless steel pot filler
- Stainless steel GE oven vent
- Stainless steel wine/beverage fridge
- Bosch stainless steel dishwasher
- Pantry cabinet with pull out drawers
- Apron front farmhouse sink
- Under cabinet lighting
- Breakfast bar with seating
- Pull out trash can drawer
- Window with custom window shade
- Glass-front display cabinets
- Recessed can lights

BREAKFAST AREA

- Built-in banquette with custom cushions and storage
- Decorative light fixture
- Large window with custom window shade

FAMILY ROOM

- Light and bright
- 2 walls of floor to ceiling windows, replaced 2014
- Ceiling fan/light fixture
- French doors
- Recessed can lighting
- Has separate HVAC system which services mudroom/utility
- Display shelves with storage
- Storage closet

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- Wall paneling
- Door opens to backyard

- Carpet
- Ceiling fan/light fixture

POWDER ROOM

- Gutted, 2016
- Wallpaper
- Window with window blinds
- New vanity, sink, plumbing fixture, mirror
- New light fixture

SECONDARY BEDROOM #3

- Wall closet with built-in dresser
- Peel and stick wallpaper
- Decorative light fixture
- Carpet
- Window with blinds and drapes

PRIMARY SUITE

- Vaulted ceiling
- Ceiling fan/light fixture
- Carpet
- Walk-in primary closet with ample hanging space and floor to ceiling shoe storage
- Additional wall closet
- Note: Primary closet light fixture excluded
- Recessed can lighting

GUEST BATHROOM

- Renovated, 2016
- Custom cabinetry
- Anthropologie hardware
- Large vanity with double sinks, storage and new lighting
- Hex tile flooring
- Large decorative mirror
- Linen cabinet
- Separate room with tub/shower combination with white subway tile wall and toilet
- Large window with window blinds
- Additional linen closet in tub/shower room

PRIMARY BATHROOM

- Renovated, 2016
- Large vanity with storage and dual sinks
- New cabinets
- Dual decorative mirrors and vanity lights
- Quartz countertop
- Window with window blinds
- Walk-in shower with hexagon tile floor and large marble tile surround, bench seat, glass shower door, separate handheld sprayer
- Separate water closet

UTILITY ROOM/MUD ROOM

- Built-in cabinets
- Door to attached garage as well as side door to driveway
- Window with window blinds
- 2 storage closets
- Mudroom lockers (included)

SECONDARY BEDROOM #1

- Wall closet
- Carpet
- Window with blinds and drapes
- Ceiling fan/light fixture

EXCLUSIONS:

- Garage fridge excluded
- Light fixture in primary closet

SECONDARY BEDROOM #2

- Large wall closet with built-in dresser and shelves
- 2 walls with windows with blinds and drapes

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