

## 13203 Parkway Meadows Drive, Houston, TX 77077.



### House Overview

Bedrooms	3 plus study
Baths	2
House SF	2097 (per HCAD)
Lot Size SF	7594 (per HCAD)
Year Built	2017 (per HCAD)
Garage	Attached 2 car.

---

### KEY FEATURES

Built by Darling Homes  
Original owners  
End of cul-de-sac location  
Over-sized lot  
Over-sized driveway  
MANY upgrades (see next page)  
Not in a flood zone  
Abundant natural light  
Brick exterior.  
Engineered wood floors – no carpet.

### FINISHES/UPGRADES

Home painted all white.  
Engineered oak hardwood floors.  
Upgraded tile in bathrooms and laundry.  
Quartz countertops in kitchen, bathrooms, and laundry  
White kitchen cabinetry upgraded to ceiling height.  
Light grey kitchen island  
Abundant, large windows - almost all are operable and open versus non operable seen in newer construction.

Bay window in primary suite - major upgrade from builder spec.

Crown molding.

Custom lighting in entry, dining, living, study, laundry and two secondary bedrooms

LED lighting throughout

Under cabinet lighting in kitchen

Plantation shutters were added to the primary bedroom and bathroom.

The laundry room and primary closet are designed to connect for more practical use.

Cabinetry added to laundry room.

Sink added to laundry.

Folding bench added to laundry.

Custom storage drawers were added to the primary closet including jewelry storage.

Custom hardware added throughout the home.

Soft close drawers in kitchen

Additional electrical outlets were added in pantry, kitchen island.

AT and T fiber high speed internet throughout the house

Home Team Pest Control system (not used but is there)

Hunter Sprinkler system

Tech-shield radiant barrier roofing decking

Gas Log Fireplace with cast stone surround and mantle

Walk in pantry.

Built in desk area in kitchen.

Kitchen island with breakfast bar seating

Gas connection on patio for outdoor grill

## **APPLIANCES**

All stainless steel

Kitchen Aid dishwasher

GE Café 5 burner gas cooktop

GE Café Variable speed vent hood

GE Oven

GE Café Microwave

GE Double door refrigerator with bottom drawer pull out freezer.

## **MAINTENANCE**

AC Coil upgraded in July 2022

Annual AC checks

## **HOA**

\$1500 a year. Includes pool, gate and community landscaping, biweekly trash pickup and once weekly recycling.

## **NON REALTY**

Kitchen Refrigerator, washer, and dryer.

All window coverings include custom made drapes.

## **EXCLUSIONS**

None

## **UTILITY BILLS (SEE NEXT PAGE)**

Electricity \$50 - \$127 month

Water \$60-\$140 a month.

Gas \$25-\$76 a month

## COMMUNITY AMNENITIES

Pool

Clubhouse

Grilling area

Gathering area

Playpark

Grassy areas

Lake

Gate

---

Information provided per seller.

© Keller Williams Metropolitan. All Rights Reserved. This material is based upon information which we consider reliable but because it has been supplied by third parties; we cannot represent whether it is accurate or complete and it should not be relied upon as such. This offering is subject to errors, omissions, changes including price or withdrawal without notice. All info per seller. Some of the information the current sellers have was provided by the original builder. Room sizes, square footage, school zoning, grade availability, "walkability" and any feature in the home or about the home that is important to the buyer should be independently verified.

**Please do not include this document as part of any contract. It is for informational purposes only.**

