

Features & Amenities of 4423 Benning  
Post Oak Manor/Willowbend Area  
3 Bedrooms + 2 Full Baths + 1 Car Carport  
Approximately 1,611 House Square Footage/HCAD – 7,006 Lot Square  
Footage/HCAD

Foyer:

- Newly Installed Solid Wood Front Door with 6 Pane Glass Inset (Rain Glass Style)
- Oak Hardwood Floors

Dining Room: 13'10" x 10'11"

- Oak Hardwood Floors
- Polished Nickel Ceiling Fan with Wood Blades (& Light)
- Top Down Bottom up Pleated Shades
- Grey Hued Painted Walls

Kitchen: 11' x 9'4"

- Granite Countertops
- Natural Stone Tile Backsplash
- White Painted Cabinets & Drawers
- Built-in-Wine Rack
- Kenmore Elite Stainless Steel 5 Burner Gas Range with Dual Ovens Below
- LG Stainless Steel Built in Microwave
- Kenmore Stainless Steel Dishwasher
- Undermount Stainless Steel Sink (Double Bowl)
- Polished Nickel Goose Neck Faucet with Pull Out Spray
- Breakfast Bar Area
- Double Door Pantry
- Fluorescent Light

Kitchen Continued:

- Recessed Lighting
- Top Down-Bottom Up Pleated Shades
- Light Taupe Hued Staggered Tile Floors
- Water Filtration System for the Kitchen Sink\*

Living Room: 17' x 14'2"

- Oak Hardwood Floors
- Double French Doors open to the Flagstone Patio & to the Fenced Yard
- Oil Rubbed Bronze Style Ceiling Fan (& Light)
- Crown Molding
- Grey Hued Painted Walls

Flex Room/Office Area: 14'3" x 10'11"

- Commercial Grade Style Carpet
- Ceiling Fan with Light
- Large Storage Closet
- Door (with Glass & Micro Mini Blind Insert) opens to the Patio & to the Fenced Yard
- Washer/Dryer Hookups

Primary Bedroom: 13'9" x 10'5"

- Oak Hardwood Floors
- Ceiling Fan with Wood Blades & Light
- Faux Wood Blinds

Primary Bedroom Continued:

- Grey Hued Fabric Tab Drapes
- Wardrobe Closet

Primary Bath: 10'1" x 5'

- White Porcelain Pedestal Sink
- Light Fixture with Capiz Shell Style Shade
- Natural Stone Tile Accent on the Lower Half of the Wall
- Walk in Shower with Stone Style Tile Surround, Rain Shower Head, Hand Held Shower Wand, & Mosaic Tile Floors
- White/Taupe Tile Floors

Second Bedroom: 11'10" x 9'11"

- Oak Hardwood Floors
- Ceiling Fan with Wood Blades & Light
- Faux Wood Blinds
- Grey Hued Painted Walls
- Clothes Closet

Third Bedroom: 13'11" x 11'11"

- Oak Hardwood Floors
- Ceiling Fan with Wood Blades & Light
- Top Down-Bottom Up Pleated Shades
- Clothes Closet
- Adjoins Hall /Guest Bath
- Could Also be used as a Primary Suite

Hall/Guest Bath: 7'6" x 9'11"

- Vintage "Mint Green Hued" Tile Vanity
- White Porcelain Sink

Hall/Guest Bath Continued:

- Polished Nickel Faucet
- White Painted Cabinets/Drawers
- Light Fixture with Opaque Glass Shade
- Full Tub/Shower with Tile Surround
- Mosaic Tile Floors
- Adjoins the Third Bedroom

Bedroom Hallway:

- Oak Hardwood Floors
- Coat Closet
- Linen Closet

Front Yard: 34'6" x 4'5"

- Covered Front Porch – Approximately 34'6" x 4'5"
- Garden Beds and Mature Oak Tree

Back Yard:

- Flagstone Patio Area – Approximately 20'3" x 17'1"
- Fenced Yard

Carport: 22'8" x 10'9"

- 1 Car Covered Carport

Additional Information:

- Updated Windows
- Updated Electrical Meter Box
- Flexible Floor Plan – Primary Suite can be in the Front of the Home or in the Rear of the Home
- Zoned To Red Elementary School

Additional Information Continued:

- Zoned to Meyerland Middle School
- Never Flooded, Per Seller\*

This information has been prepared for marketing purposes only and should be confirmed by the buyer and the buyer's Representative.

\*This information was provided by the Seller.