**Picture 2**

**13203 Parkway Glen Drive, Houston, TX 77077.**

**A house with a driveway and a tree

Description automatically generated**

**House Overview**

Bedrooms 5 (one can be a study)

Baths 4

House SF 3384 (per HCAD)

Lot Size SF 5793 (per HCAD)

Year Built 2017 (per HCAD)

Garage Attached 2 car.

**KEY FEATURES**

Built by K. Hovnanian Homes

Original owners

End of cul-de-sac location surrounded by a gorgeous brick wall on 2 sides.

No immediate neighbors on two sides so most views out the windows are leafy and green.

Many upgrades (see next page)

Not in a flood zone

Abundant natural light

Brick and stone exterior. Covered back patio.

Outdoor grill and kitchen

**FINISHES/UPGRADES**

Neutral paint throughout.

Engineered oak hardwood floors in living areas.

Shower added to half bath to make it a full bath – accessible for first floor bedroom.

Oversized garage

Upgraded quartz countertops in kitchen and primary bath.

White kitchen cabinetry

Venetian marble countertops in secondary bathrooms

Stainless, farmhouse apron sink

Abundant, large windows - almost all are operable and open versus non operable seen in newer construction. An upgrade.

Custom lighting in dining, living and pendant lighting in kitchen.

LED lighting throughout

Under cabinet lighting in kitchen

Kitchen island

Breakfast bar seating

Wet bar in game room

Closed off guest suite with full bath and bedroom.

Media room

Huge, understairs closet

Oversized, frameless glass shower in primary bathroom

Crown molding

Tray ceiling in primary bedroom

Wrought iron stair railings.

Custom window coverings – a mix of blinds and drapes

Upgraded carpets and pad on second floor.

Upgraded tile in primary bathroom.

Upgraded bathroom mirrors (framed)

Custom built, glass fronted storage cabinet in living room

Upgraded front door keypad lock

AT and T fiber high speed internet throughout the house

Sprinkler system

Tech-shield radiant barrier roofing decking

Gas Log Fireplace with cast stone surround and mantle

Upgraded tile on fireplace surround.

**APPLIANCES**

All stainless steel

GE 30” gas burner cooktop

Variable speed vent hood

GE Oven

GE Dishwasher

Stainless refrigerator with freezer.

Stainless steel dishwasher

**HOA**

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

**NON REALTY**

Kitchen Refrigerator, washer, and dryer.

Gameroom fridge

All TV’s

Much of the furniture is available including the pool table, outdoor furniture.

All window coverings include custom made drapes.

**EXCLUSIONS**

None

**UTILITY BILLS (SEE NEXT PAGE)**

Electricity Average. $250 pm

Water Average $85pm

Gas Average $50pm

**COMMUNITY AMNENITIES**

Pool

Clubhouse

Grilling area

Gathering area

Playpark

Grassy areas

Lake

Gate

Information provided per seller.

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