

519 Westminster Drive

COMPASS

Features & Amenities



House Overview

Bedrooms	4
Baths	3 Full +1 Half Bath
Square Feet	3,251 per HCAD
Lot Size	15,000 per HCAD
Year Built	1961 per HCAD
Garage	2 Car Attached
Neighborhood	Memorial Close In

OVERALL

- Desirable location in sought-after neighborhood of Huntleigh in close-in Memorial
- Located on a charming horseshoe street
- HOA includes courtesy patrol
- Extensive updated in 2018 including:
 - New HVAC
 - New ducts
 - Updated electrical
 - Updated interior plumbing
 - Newer windows (except 7)
 - Most new light fixtures from Circa
 - All new engineered hardwood floors
 - All new LED can lights
 - Updated fireplace with gas logs
 - Both exterior back doors were replaced
 - Added attic insulation
 - Whole house water filtration system
 - Navien tankless water heater, 2018
 - All new door hardware throughout
- Roof, approximately 16 years old
- Nest thermostat
- Hallway with 4 storage closets (1 is a walk-in cedar closet, 1 additional walk-in closet, and two closet with built-in shelves)
- Zoned to exemplary Hunter's Creek Elementary, Spring Branch Middle, and Memorial High, buyer to verify
- Easy access to major freeways: 110, 610, 59 and 290
- Easy access to Memorial Park, Galleria area, Downtown

FRONT EXTERIOR

- Welcoming covered front porch with beadboard ceiling
- Wide porch; plenty of room for outdoor furniture
- Ring security doorbell
- Lanterns flank front entrance
- Outlets in ceiling for your Christmas lights with switch to control them inside the house
- Mature trees to add a front swing
- Landscaping
- Grass space for kids and pets to play
- Sprinklers
- Newer gutters
- Stone walkway

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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BACK EXTERIOR

- Built new pergola with ceiling fans and twinkle lights, new patio floor and added summer kitchen, 2021
- Summer kitchen with built in grill, granite countertop and storage cabinets, space for a Big Green Egg
- Covered patio space with ceiling fan, TV bracket, recessed can lights
- Private driveway with automatic driveway gate, perfect place for kids to scoot and bike
- Motor court area by garage with built-in basketball goal
- Ample greenspace for kids and pets to play
- 2 car attached garage with built-in storage and workshop
- Painted back exterior
- Added gutters
- Sprinkler system
- Expansive greenspace
- Playground set, included
- Turf spot for golf tee or baseball batting area
- New fence, 2019

ENTRY

- Herringbone pattern brick floor, 2018
- Decorative light fixture
- Wainscotting
- Spacious entry, plenty of room for art and furniture

FORMAL LIVING ROOM

- Flexible space; currently being used as the dining room
- Spacious room
- Millwork surrounding door frames
- Crown molding
- New Circa light fixture
- Recessed LED can lights
- Large windows overlooking the front yard
- Plantation shutters
- Added custom drapes, 2018 (excluded)

FORMAL DINING ROOM

- Flexible space; currently being used as the playroom, could function as formal living, playroom, study, or tv room
- Crown molding
- New Circa flush mount light fixture
- Windows with plantation shutters
- Doorway to kitchen
- Wainscotting

KITCHEN

- Chef's kitchen extensively renovated, 2018
- All new soft close drawers and cabinets
- Sea Pearl quartzite countertops
- White subway tile backsplash
- Bosch double oven, one of which is convection
- Bosch 5 burner gas cooktop
- Bosch stainless steel dishwasher
- Single basin apron front Shaws sink with separate sprayer
- Window with plantation shutters
- Large island with Circa decorative light and storage
- Separate breakfast bar
- Pantry with pull-out drawers
- 2 additional large pantry cabinets
- Bar area with bar sink
- Stainless steel Scotsman "nugget" ice maker
- Stainless steel mini wine fridge
- Pot and pan drawers
- Lazy Susan's in corner cabinets
- Pull out trash can drawer
- New hardware
- Under cabinet light
- Recessed LED can lighting

BREAKFAST AREA

- Open floor plan with kitchen and family room; ideal for entertaining
- Added custom wall of built-ins, 2018
- Built-ins built to the ceiling with storage cabinets and drawers and glass-front

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display cabinets, Sea Pearl quartzite countertops

- Decorative light fixture
- Beadboard wall
- Large picture window overlooking the back patio

FAMILY ROOM

- “Wow” factor when you walk in with vaulted beamed ceilings
- Open plan with kitchen and breakfast room
- Added Circa light fixture, 2018
- Wall of built-in bookshelves with adjustable shelves, added soft close cabinet fronts below bookshelves with new hardware, 2021
- Added new bay window overlooking the backyard, 2021
- Beadboard walls
- Gas log fireplace with brick surround and wood mantle
- Recessed LED can lighting

POWDER ROOM

- New custom vanity with Sea Pearl quartzite countertop and custom skirt, 2018
- Sconces
- Wall mounted faucet
- Window with plantation shutter
- Decorative mirror

PRIMARY SUITE

- Large room with space for sitting area
- Recessed LED can lights
- Crown molding
- Door with plantation shutter that leads to back yard
- Walk-in closet with built-in shelves, dresser and full length mirror
- Ceiling fan

PRIMARY BATHROOM

- Took bathroom “to the studs”, per seller, 2018

- Gorgeous vanity with marble countertop with ample storage and vanity knee space
- Unlacquered living brass plumbing fixtures and light fixtures
- Large mirror with built-in vanity lights
- Hexagon marble floors with marble tile surround
- Built-in linen storage with drawers and cabinets with mercury glass cabinet front
- Walk-in shower with marble hex tile floor and gray subway tile wall, shower head + additional rainfall shower head, bench and soap niche
- Freestanding pedestal sink with unlacquered living brass fixtures and handheld sprayer and marble shelf
- Electrical to add light fixture above tub
- Window with custom window covering
- Separate water closet with newer toilet and storage cabinets

SECONDARY BEDROOM #1

- Enormous room
- Multiple closets
- Newer fan, 2018
- Windows with plantation shutters
- Recessed LED can lighting
- Engineered hardwood floors
- Crown molding

ENSUITE BATHROOM

- Extensively updated, 2018
- Original pink granite countertop
- Original brass faucet
- New sink
- Original light fixture
- New Circa sconce
- New soft close drawers and cabinet fronts with new hardware
- Linen closet with built-in slide out hamper
- New toilet

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- New walk-in shower with subway tile wall
- New floor

SECONDARY BEDROOM #2

- 2 sets of wall closets
- New blinds, 2018
- New fan, 2018
- Recessed LED can lighting
- Crown molding
- Engineered hardwood floors
- Access to Jack & Jill bathroom

SECONDARY BEDROOM #3

- Double door wall closet with built-ins and new doors, 2018
- New blinds, 2018
- New fan, 2018
- Recessed LED can lighting
- Crown molding
- Engineered hardwood floors
- Access to Jack & Jill bathroom

GUEST BATHROOM

- Extensively updated, 2018
- Accessible to Secondary Bedrooms #2 & #3
- Double sinks
- Decorative tile floor
- Built-in linen storage with built-in slide out hamper
- Framed mirror
- Vanity with quartz countertop, vanity lighting, soft close storage drawers and cabinets
- Separate room with new toilet, new bathtub, new plumbing fixtures, tub/shower combination with subway tile wall, built-in linen storage with soft close drawers and cabinets

MUDROOM

- Extensively updated, 2018
- Located off kitchen and connects to attached 2 car garage
- New herringbone pattern brick floor

- New built-ins added with drawers in the middle and hooks/bench and cabinets
- Folding countertop above washer/dryer with cabinets above
- Washer/dryer connections
- Hanging bar
- Door to powder room
- Window with window blinds
- Recessed LED can lights

EXCLUSIONS

- Wine fridge in the garage
- Garage freezer
- Garage shelves/racking
- Back patio planter
- Big Green Egg
- Salamander grill
- Dining room drapes

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