

Features & Amenities of 6118 Shadow Crest Street
Robindell/Braeburn Terrace
4 Bedrooms + 2 Full Baths + 2 Car Attached Garage
Sewer Lines Replaced, Electrical Rewire, & Buried Overhead Electrical Lines in
the Backyard/Per Seller
2,137 House Square Footage/HCAD – 8,577 Lot Square Footage/HCAD

Foyer: 8'10" x 3'11"

- Solid Wood Front Door, with Glass Inset
- White Oak Hardwood Floors*
- Recessed Lighting
- Crown Molding
- Coat Closet
- Grey Hued Designer Paint, with White Trim

Living Area: 12'11" x 11'6"

- White Oak Hardwood Floors*
- Triple Andersen Picture Windows view the Landscaped Front Yard
- Plantation Shutters
- LED Recessed Lighting
- Crown Molding
- Grey Hued Designer Paint, with White Trim

Dining Area/Flex Room: 11'6" x 10'5"

- White Oak Hardwood Floors*
- Built-on-Site Wall-to-Wall Built in Shelves with White Shaker Style Cabinets Below
Note: There is Lighting Above the Shelves
- Plantation Shutters
- LED Recessed Lighting
- Crown Molding

Dining Area/Flex Room Continued:

- Grey Hued Designer Paint, with White Trim

Kitchen: 10'6" x 9'3"

- Caesarstone London Gray Countertops
- Caesarstone London Gray Countertops Backsplash
- Built on Site Furniture Style White Shaker Cabinets
- Glass Front Cabinets
- Deep Drawers for Storage of Cookware & Small Kitchen Appliances
- Extra Deep Drawer (below the Oven) for Storage of a Food Processor, Stand Mixer, etc.,
- Separate Tray Storage Cabinet (above the Built-in Microwave)
- Bosch 5 Burner Smooth Surface Cooktop
- Stainless Steel Vent Hood
- KitchenAid Stainless Steel Oven
- Frigidaire Stainless Steel Dishwasher
- Frigidaire Stainless Steel Built in Microwave
- LG Stainless Steel French Door Refrigerator – Remains*
- BLANCO Resin Style Sink – Double Bowl Sink

Kitchen Continued:

- Polished Nickel Faucet, with Pull Out Spray
- Hinged Tip Out Tray for Sponge Storage, etc.,
- Under Cabinet Lighting
- Skylight
- LED Recessed Lighting
- Shelved Pantry
- Staggered Grey/White Porcelain Tile Floors
- Pearly White Designer Paint*
- White Wooden Shutters
- Wood Door, with Glass Inset, opens to the 2 Car Attached Garage

Breakfast Room: 11'1" x 10'4"

- Custom Style Andersen Bay Window with 2 Casement Windows on either side of the Large Picture Window
- Built in Window Seat with Recessed Lighting Above
- White Washed Natural Wood Accents the Bay Window
- LED Recessed Lighting
- Crown Molding
- Pearly White Designer Paint*
- Staggered Grey/White Porcelain Tile Floors

Den: 27'4" x 12'11"

- Natural Stone Faced Fireplace (with a Gas Stater) offers a Wood Mantle and Extended Tile Hearth, which can be used as an additional Seating Area

Den Continued:

- Built in Shelves, with Cabinets Below, Flank the Stone-Faced Fireplace
- Pella Sliding Glass Door opens to the Backyard Patio & to the Landscaped Backyard
- Skylight
- LED Recessed Lighting
- Crown Molding
- Pearly White Designer Paint*
- Staggered Grey/White Porcelain Tile Floors

Primary Bedroom: 14'9" x 13'3"

- Staggered Porcelain Grey Tile Floors
- Skylight
- Pella Sliding Door opens to the Backyard Patio and to the Landscaped Backyard
- Casement Window which views the Landscaped Backyard
- White Wooden Shutters
- Bead Board Accent Wall
- Ceiling Fan, with Light
- Crown Molding
- Clothes Closet with Built in Shelves & Dual Set of Double Louvered Door Enclosures

Primary Bath: 9'3" x 4'5"

- Caesarstone London Gray Topped Vanity
- White Porcelain Undermount Sink
- Polished Nickel Faucet

Primary Bath Continued:

- Built-on-Site White Shaker Style Cabinets & 3 Deep Drawers
- Framed Mirror
- Treated Metal Light Fixture with Opaque Glass Shades
- Frameless Glass Shower with Grey Tile Surround, Dual Shampoo Shelves, Recessed Light, & Shower Wand
- Plantation Shutters
- Grey Porcelain Tile from the Floor to Approximately ½ Way up the Wall
- Built in Shelves
- Additional Built in Shelves
- Grey Porcelain Tile Floors

Second Bedroom: 11'7" x 11'6"

- White Oak Hardwood Floors*
- LED Recessed Lighting
- Crown Molding
- Closet with Built in Shelves & Hanging Rod
- White Wooden Shutters

Third Bedroom: 15'6" x 11'3"

- White Oak Hardwood Floors*
- Built in Window Seat, with Storage Below, Flanked by Built in Shelves, with Cabinets Below
- LED Recessed Lighting
- Crown Molding
- Closet with Built in Shelves & Hanging Rod
- White Wooden Shutters

Fourth Bedroom: 11'5" x 11'3"

- White Oak Hardwood Floors*
- Bead Board Accent Wall
- Wall Mounted Display Shelf
- Recessed Lighting
- Crown Molding
- Ceiling Fan
- Clothes Closet with 2 Panel Double Door Enclosure

Hall/Guest Bath: 11'6" x 7'3"

- Caesarstone London Gray Topped Vanity
- Tile Backsplash
- Undermount White Porcelain Sink
- Polished Nickel Faucet
- Built-on-Site Furniture Style Cabinets
- Mirror Faced Medicine Cabinet
- Polished Chrome Contemporary Style Light Fixture
- Full Tub/Shower with Grey Tile Surround & Natural Stone Decorative Inset, Dual Built in Shampoo Shelves, Recessed Lighting, & Rain Shower Head
- Built in Cabinet with 3 Deep Drawers Below (for Storage of Towels, Linens, Blankets, etc.)
- Recessed Vanity Area with Mirrored Backing and Lighting Adhered to the Mirror. Freestanding Dresser with 3 Drawers (for additional storage) will remain with the Home*
- Wall Mounted Full Length Dressing Mirror

Bedroom Hallway:

- White Oak Hardwood Floors*
- Storage Closet with Hanging Rod & White Washed Wood Louvered Double Door Enclosure
- Linen Closet
- Crown Molding

2 Car Attached Garage: 22'11" x 19'7"

- Finished Sheetrock Walls
- Liftmaster Garage Door Opener
- Multiple Fluorescent Lights
- Water Heater Replaced* - 2015 – Elevated on a Stand
- Full Size Whirlpool Washer & Full Size Maytag Dryer – Remain*
- Dutch Door from the Garage opens to the Backyard Patio & to the Landscaped Yard
- Pella Sliding Window
- Wall Mounted Peg Board

Front Porch & Front Yard:

- Lush Landscaping which includes Blooming Azalea Bushes
- Covered Front Porch – Approximately 3'9" x 3'4"
- Brick Style Tiled Front Porch
- Coach Lights Flank the Front Door
- Front Screen Door

Exterior:

- Widened and Repoured the Concrete Driveway Approximately 15 Years Ago*

Exterior Continued:

- Brick Pavers Flank Both Sides of the Driveway
- Gutters and Downspouts

Backyard, Side Yards, and Back Patio:

- 8' Wood Privacy Fence
- Majestic Live Oak Tree in the Backyard
- Lush Landscaping which includes Azalea Bushes, Flowering Jasmine Vines, Blooming Tulip Tree, etc.,
- Mature Magnolia Tree located in the North West Side Yard
- Pebble Style Winding Walkway from the Back Patio to the South East Side Yard
- Ivy Covered Arched Trellis located in the South East Side Yard
- Spacious Pebble Style Back Patio – Patio Size is Approximately 14'5" x 3'9"
- L Shaped Brick Wall (Approximately 2 Feet High) located at the Perimeter of the Back Patio

Mechanical & Electrical Specifications:

- All Sewer Lines Replaced*
- Electrical Rewire Approximately 2016*
- Buried Overhead Electrical Lines in the Backyard*
- NUVO Whole House Water Softener*
- Water Heater – Replaced 2015*

Mechanical & Electrical Specifications Continued:

- House is wired for a Security System – Smoke Alarms are wired into the Security System*

Additional Information:

- White Washed Solid Wood Interior Doors

Neighborhood Information:

- The Close – in Neighborhood of Robindell is Conveniently located with easy access to the Texas Medical Center, Downtown Houston, Greenway Plaza, & the Galleria Area
- The Robindell Neighborhood Pool, located at 6231 Reamer, offers affordable memberships for Individuals & Families throughout the Season.
- Neighborhood Grocery Stores include the Recently Built HEB Meyerland Market on Beechnut Street and the Walmart Neighborhood Market Grocery Store
- Meyerland Plaza Shopping Center offers a Multitude of Retail Stores including Target, Dicks Sporting Goods, Marshalls, Office Depot, Nordstrom Rack, etc., Meyerland Plaza also offers Restaurants which includes Escalante's, La Madeline, Café Express, Akiko Sushi & Bar, etc.,





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.

