

# Buyer Tour





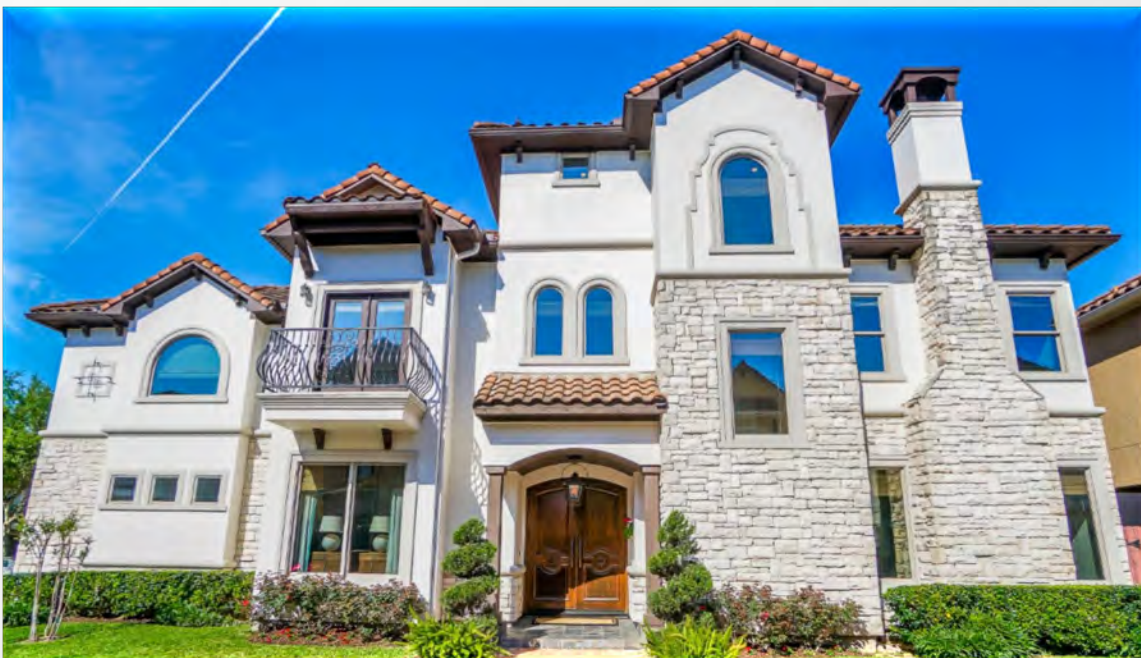


The Greater Houston Builders Association (GHBA) Houston's Best PRISM Awards are an annual event designed to recognize excellence within Houston's homebuilding industry and to support their efforts. This event is directed by the GHBA Sales and Marketing Council, and numerous volunteers from GHBA member companies.

## WINNER: Product Design of the Year



## WINNER: Patio Home of the Year & Custom Home Front Elevation of the Year





**\$625,000**  
**3 Beds, 3.1 Baths**  
MLS #: 67936930



**5514 Kian Ct, Houston, TX 77081**

Nestled behind the gates in the prestigious Pine Ridge Villas, this award-winning estate earned two prestigious PRISM awards from the Greater Houston Builders Association in 2007 for "Custom Home Front Elevation of the Year" & "Product Design of the Year". The dramatic entry exudes modern elegance as it opens to the dining room. Complete w/ an executive chef's kitchen, ornate wine closet, breakfast room, living room & covered patio. Upstairs, the luxury master sets the tone for ultimate indulgence w/ dedicated study, private balcony, amazing cedar-lined walk-in closet & spa-inspired ensuite bath. Down the hall, two spacious bedrooms share a stunning Jack-N-Jill bath, while crowning the entire estate is the magical media room/4th bed w/ wet bar & full bath. Rounding out these remarkable amenities is a central vacuum system, an attached garage w/ organizational upgrades including custom shelving, storage racks & tile flooring. Added bonus is a community gazebo & dog park. Paradise found!



*Paradise*



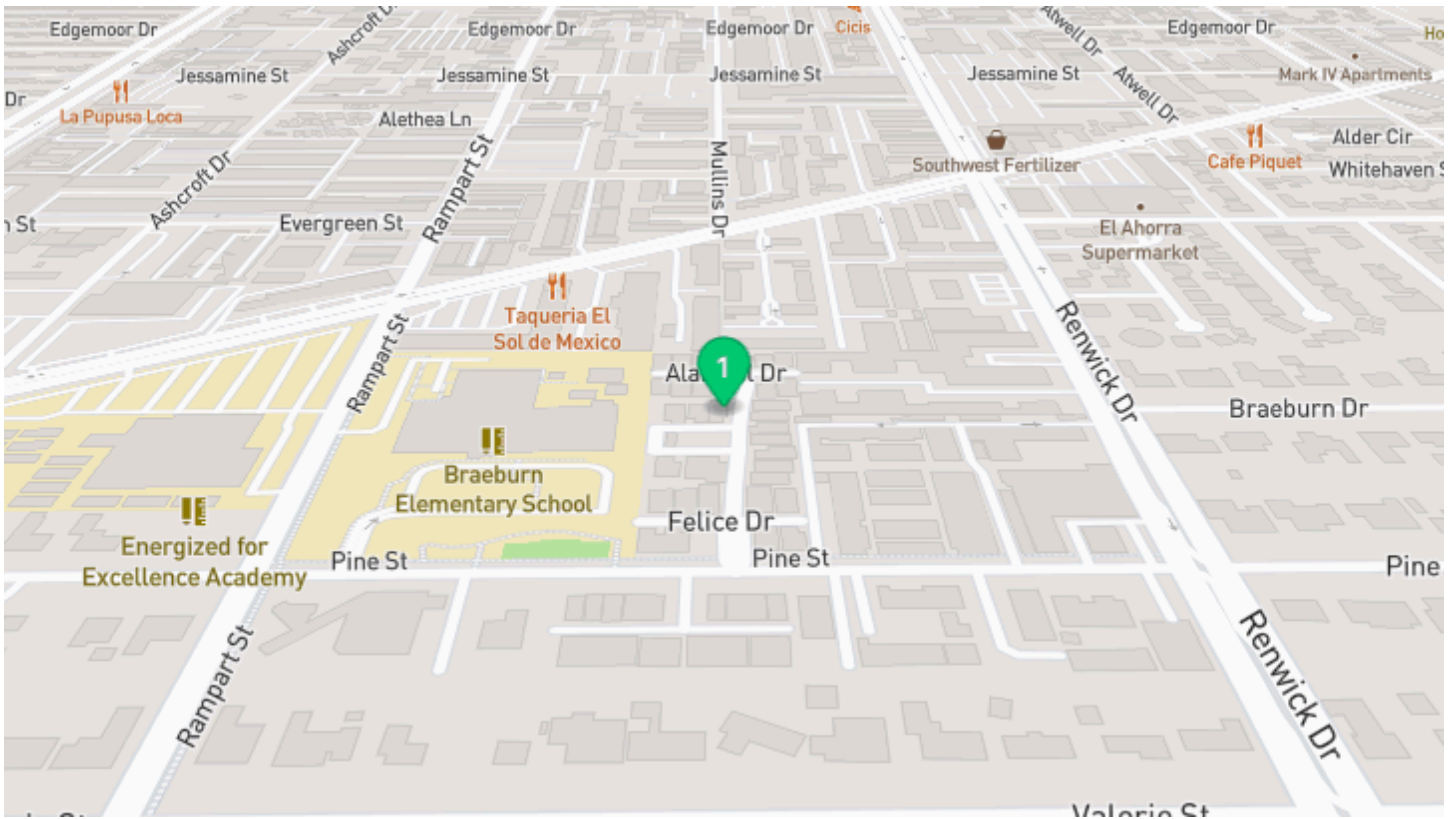
**See the Virtual Tour!**

Equal Housing Opportunity | All Information Deemed Reliable but not Guaranteed





# Map of All Listings



STATUS: A = ACTIVE

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQ. FT.	PRICE
1	49327965	<span style="color: green;">A</span>	5514 Kian Court	3	3.20	3,530	\$625,000



**Michael McSorley**

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# 5514 Kian Court

Houston, Texas 77081

MLS #49327965



## 5514 Kian Court

### \$625,000

Houston, Texas 77081

ACTIVE 6/3/24

3 Beds

3.20 Baths

Days on market: 0

3,530 Sq. Ft. (\$177 / sqft)

Year Built 2006

### Features

**Access:** Automatic Gate  
**Annual Maint Desc:** Mandatory  
**Cool System:** Central Electric  
**Countertops:** Marble, Granite  
**Disclosures:** Exclusions, Sellers Disclosure  
**Energy:** Attic Vents, Ceiling Fans, Digital Program Thermostat, Energy Star Appliances, High-Efficiency HVAC, Insulated/Low-E windows, Other Energy Features, Radiant Attic Barrier, Tankless/On-Demand H2O Heater

**Exterior Features:** Back Yard, Back Yard Fenced, Balcony, Controlled Subdivision Access, Sprinkler System

**Fireplaces:** 1

**Floors:** Tile, Travertine, Wood

**Foundation:** Slab

**Garage Carport:** Auto Garage Door Opener

**Garage Desc:** Attached Garage

**Heating:** Central Gas

**Interior Features:** Alarm System - Owned, Balcony, Central Vacuum, Crown Molding, Dry Bar, Elevator Shaft, Fire/Smoke Alarm, Formal Entry/Foyer, High Ceiling, Prewired for Alarm System, Water Softener -Owned, Wet Bar, Wired for Sound

**Legal Subdivision:** PINE RIDGE TERRACE

**Lot Description:** Corner, Subdivision Lot

**Maint Fee Amt:** 3000

**Maint Fee Includes:** Grounds, Limited Access Gates, Other

**Oven Type:** Convection Oven, Gas Oven

**Range Type:** Gas Cooktop

**Roof:** Tile

**Room Description:** Breakfast Room, Formal Dining, Formal Living, Gameroom Up, Home Office/Study, Living Area - 1st Floor, Media, Utility Room in House, Wine Room

**Siding:** Stucco

**Stories:** 3.0

**Water Sewer:** Public Sewer, Public Water

### Details

**Prop Type:** Single-Family  
**County:** Harris  
**Area:** Subdivision: Pine Ridge Terrace Amd Place

**Full baths:** 3.0

**Half baths:** 2.0

**Acres:** 0.0703

**Lot Size (sqft):** 3,063

**Garages:** 2

**List date:** 6/3/24

**List Price:** \$625,000

**Orig list price:** \$625,000

**School District:** 27 Houston

**High:** Bellaire High School

**Elementary:** Braeburn Elementary School

**Middle:** Long Middle School (Houston)

### Remarks

**\*\*NEVER FLOODED\*\*** Nestled behind the gates in the prestigious Pine Ridge Villas, this award-winning estate earned three prestigious PRISM awards from the Greater Houston Builders Association in 2007 for "Patio Home of the Year", "Custom Home Front Elevation of the Year" and "Product Design of the Year" The dramatic entry exudes modern elegance as it opens to the dining room. Complete with an executive chef's kitchen, wine closet, breakfast room, living room and covered patio. Upstairs, the luxury master sets the tone for ultimate indulgence with dedicated study, private balcony, amazing cedar-lined walk-in closet and spa-inspired ensuite bath. Down the hall, two spacious bedrooms share a stunning Jack-N-Jill bath, while crowning the entire estate is the magical media room/4th bedroom with wet bar and full bath. Rounding out these remarkable amenities is a central vacuum system, an attached garage with organizational upgrades including custom shelving, storage racks and tile flooring



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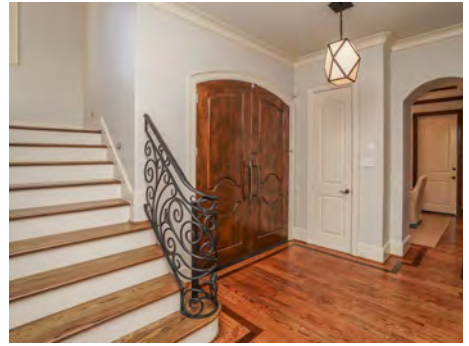
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MICHAEL  
MCSORLEY  
REALTOR / M.C.N.E.



MCSORLEY  
PROPERTY GROUP

# HOUSE HUNTING CHECKLIST



Email: Michael@McSorleyPG.com  
CELL: 281-217-7047  
<http://www.BestHoustonHomeSearch.com>  
LICENSE #: 673594

Property Address \_\_\_\_\_

\_\_\_\_\_

Price \_\_\_\_\_

# of Bedrooms \_\_\_\_\_ # of Bathrooms \_\_\_\_\_

Total Sq. Ft. \_\_\_\_\_

First Impression: DISLIKE • LIKE • LOVE

THE HOME			
Exterior Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floorplan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dining Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry Room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Master Bedroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Master Bathroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Extra Bedrooms(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Extra Bathroom(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

THE FEATURES			
Kitchen Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patio/Balcony	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A/C & Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Security	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Does this house make the short list?  YES  NO  
 MAYBE

ADDITIONAL NOTES \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTES ABOUT THE NEIGHBORHOOD

Appearance \_\_\_\_\_

Traffic \_\_\_\_\_

Security/Safety \_\_\_\_\_

Nearby Schools \_\_\_\_\_

Close to:  WORK  SCHOOLS  TRANSPORTATION  MARKETS  RECREATION/PARKS  RESTAURANTS

This house won't work because \_\_\_\_\_  
\_\_\_\_\_

OVERALL RATING 1 2 3 4 5