

Features & Amenities of 4943 Cheena Drive
Meyerland – Walking Distance to the Newly Rebuilt Kolter Elementary
4 Bedrooms + 3 Full Baths + 2 Car Attached Garage
Open Concept Floor Plan + Split Bedroom Design with 2 Primary Suites
2,280 House Square Footage/HCAD – 9,375 Lot Square Footage/HCAD

Foyer: 11'2" x 5'11"

- Walnut Hued Solid Wood Front Door with Leaded Glass Inset
- Walnut Hued Handscraped Hardwood Floors
- Crown Molding
- LED Recessed Lighting
- Light Grey Designer Paint with White Trim
- Extended Baseboards

Living Area/Den: 13'6" x 13'4"

- Walnut Hued Handscraped Hardwood Floors
- Triple Stationary French Style Doors view the Landscaped Front Yard
- Faux Wood Blinds
- Crown Molding
- LED Recessed Lighting
- Light Grey Designer Paint with White Trim
- Extended Baseboards

Dining Area: 16'5" x 12'1"

- Walnut Hued Handscraped Hardwood Floors
- Crown Molding
- Updated Ceiling Fan with Wood Style Blades & Opaque Glass Shade
- Light Grey Designer Paint with White Trim

Dining Area Continued:

- Dining Area opens to the Kitchen and to the Living Area
- Extended Baseboards

Kitchen: 15'4" x 14'10"

- Quartz Counters-White with Grey Vein
- Polished Marble Subway Tile Backsplash
- White Painted Shaker Style Cabinets & Drawers – Soft Close
- Deep Drawers for Storage of Cookware & Small Kitchen Appliances
- Trash Pull Out Cabinet – 2 Bins
- L Shaped Quartz Topped Island/Breakfast Bar (White with Grey Vein) (Approximately 7'10" x 6'10") with White Painted Cabinets and Drawers – Soft Close.
- Open Shelves (for Storage of Cookbooks, etc) at the end of the Island/Breakfast Bar
- G.E. 5 Burner Gas Cooktop
- G.E. Stainless Steel Vent Hood
- KitchenAid Stainless Steel Dishwasher
- G.E. Stainless Steel Oven
- Stainless Steel Built in Microwave

Kitchen Continued:

- Samsung French Door Style Stainless Steel Refrigerator with 2 Pull Out Drawers Below (Top Drawer can be Refrigerator or Freezer; Bottom Drawer is Freezer)
- Farmhouse White Porcelain Apron Front Single Bowl Kitchen Sink
- Polished Nickel Goose Neck Faucet with Pull Out Spray
- Under Cabinet Lighting
- LED Recessed Lighting
- Updated Window
- Crown Molding
- Faux Wood Blinds
- Walnut Hued Handscraped Hardwood Floors
- Light Grey Designer Paint with White Trim
- Extended Baseboards

Family Room: 18'3" x 9'11"

- Walnut Hued Handscraped Hardwood Floors
- Crown Molding
- LED Recessed Lighting
- Light Grey Designer Paint with White Trim
- Built in Window Seat
- Bank of Windows view the Landscaped Backyard & the Covered Patio
- Updated Ceiling Fan with Wood Style Blades & Opaque Glass Shade
- Faux Wood Blinds

Family Room Continued:

- Door with Glass Inset opens to the Landscaped Backyard & the Covered Patio
- Extended Baseboards

Primary Bedroom: 15'3" x 12'3"

- Light Grey Pile Carpet
- Updated Windows
- Faux Wood Blinds
- Grey Hued Fabric Tab Drapes
- Crown Molding
- Updated Polished Nickel Ceiling Fan with White Blades
- Light Grey Designer Paint with White Trim
- Walk in Closet (Approximately 7'3" x 5'7") with Built in Shelves, Multiple Hanging Rods, & Flush Mount Light Fixture
- Extended Baseboards

Primary Bath: 9'10" x 5'6"

- Marble Topped Vanity
- White Painted Shaker Style Cabinets & Drawers – Soft Close
- White Porcelain Kohler Sink
- Oil Rubbed Bronze Faucet
- LED Recessed Lighting
- Wall Mounted Mirror

Primary Bath Continued:

- Walk in Frameless Shower (Approximately 5'6" x 3'3") with Polished Marble Subway Tile Surround, Built in Marble Topped Bench, Oil Rubbed Bronze Plumbing Fixtures with Hand Held Shower Wand, Oil Rubbed Bronze Ceiling Mounted Rain Shower Head, Recessed Light, Shampoo Shelf, & Hexagon Shaped Marble Tile Floor
- Built in Linen Cabinet with 3 Deep Drawers Below
- Kohler Commode
- Oil Rubbed Bronze Hardware
- Oil Rubbed Bronze Accessories – Towel Rack, etc.,
- Grey Hued Wood Plank Porcelain Tile Floors
- Light Grey Designer Paint with White Trim
- Extended Baseboards

Second Bedroom: 15'3" x 11'3"

- Light Grey Hued Pile Carpet
- Crown Molding
- Updated Polished Nickel Ceiling Fan with White Blades
- Faux Wood Blinds
- Light Grey Designer Paint with White Trim
- 2 Closets with 2 Panel Double Door Enclosure – One Closet features a Hanging Rod & Built-in Shelf; the Other Closet features Built-in Shelves

Third Bedroom: 13'3" x 11'7"

- Light Grey Hued Pile Carpet
- Crown Molding
- Updated Polished Nickel Ceiling Fan with White Blades
- Faux Wood Blinds
- Light Grey Designer Paint with White Trim
- Closet with Built in Shelf & Hanging Rod – Double Door Enclosure

Hall/Guest Bath: 11'8" x 6'11"

- Marble Topped Vanity – White with Grey Vein
- White Painted Shaker Style Cabinets & Drawers – Soft Close
- Dual Undermount White Porcelain Sinks
- Oil Rubbed Bronze Faucets
- LED Recessed Lighting
- Wall Mounted Mirror
- Oil Rubbed Bronze Hardware
- Oil Rubbed Bronze Accessories – Towel Rack, etc.,
- Kohler Full Tub/Shower with White Subway Tile Surround, Oil Rubbed Bronze Plumbing Fixtures, Built in Shampoo Shelf, Rain Shower Head, & Recessed Light
- Kohler Commode
- Built in Two Tiered Double Door Cabinets, with Drawers Below
- Faux Wood Blinds
- Light Grey Designer Paint with White Trim

Hall/Guest Bath Continued:

- Grey Hued Wood Plank
Porcelain Tile Floors
- Extended Baseboards

Fourth Bedroom/2nd Primary Suite/
Gamerom/Flex Room: 22'11" x
20'2"

- Light Grey Hued Pile Carpet
- Crown Molding
- Updated Ceiling Fan with
Wood Blades & Opaque Glass
Shade
- Faux Wood Blinds
- Light Grey Designer Paint
- Walk in Closet (Approximately
5'9" x 4'9") with Built in
Shelves & Multiple Hanging
Rods
- Extended Baseboards
- Adjoins EnSuite Bath

EnSuite Bath: 10'3" x 4'10"

- Marble Topped Vanity –
White with Grey Vein
- White Shaker Style Cabinets
& Deep Drawers
- Undermount White
Porcelain Sink
- Oil Rubbed Bronze Faucet
- LED Recessed Lighting
- Wall Mounted Mirror
- Oil Rubbed Bronze
Hardware
- Oil Rubbed Accessories –
Towel Rack, etc.,

EnSuite Bath Continued:

- Kohler Full Tub/Shower
with White Subway Tile
Surround, Built in Shampoo
Shelf, Recessed Light, Oil
Rubbed Bronze Plumbing
Fixtures, and Slider Window
- Kohler Commode
- Light Grey Designer Paint
with White Trim
- Grey Hued Wood Plank
Porcelain Tile Floors
- Extended Baseboards

Bedroom Hallway:

- Walnut Hued Handscraped
Hardwood Floors
- Crown Molding
- Extra Large Walk in Closet
(Approximately 6'3" x 4'7")
with Hardwood Floors and
Wall of Built in Shelves &
Hanging Rods
- Additional Closet with
Hardwood Floors & Built in
Shelves – This Closet also
houses the Media Equipment,
Security Camera Equipment,
etc., - 2 Panel Double Door
Enclosure
- Light Grey Designer Paint with
White Trim
- Flush Mount Light Fixture

Laundry Room: 7' x 11" x 5'11"

- Walnut Hued Handscraped
Hardwood Floors
- Full Size Samsung Front
Loading Washer & Dryer, with
Elevated Stand and Drawers

Laundry Room Continued:

- Wall Mounted Shelf
- Hanging Rod
- Faux Wood Blinds
- Light Grey Designer Paint
- Flush Mount Light Fixture
- Raised Water Heater on a Platform
- Extended Baseboards

2 Car Attached Garage: 23'4" x 21'9"

- Sheetrock Finished Garage Walls
- Metal Garage Door
- Automatic Garage Door Opener
- Built in Shelving (Wall Mounted & Ceiling Mounted)
- Room for 2nd Refrigerator and/or Freezer
- Exterior Door opens to the Side Yard & Back Yard

Front Porch: 5' x 4'10"

- Brick Tiled Floor
- Treated Metal Coach Light
- Ring Doorbell
- Decorative Brick Wall with Dual Architecturally Inspired Openings
- Ebony Hued Metal Mailbox
- Electric Outlet (with Cover)

Backyard Patio: 17'11" x 12'8"

- Poured Concrete Patio with Brick Inlay Design

Backyard Patio Continued:

- Decorative Brick Accent Wall – Height of Approximately 1'9" – Could be Used for an Additional Seating Area, Display of Potted Plants, etc.,

Backyard:

- Approximately 8' Wood Privacy Fence along the Rear of the Backyard

Backyard Continued:

- Raised Garden Beds on the West Side of the House
- Hardiboard on the West Side of the House

Structural Specifications:

- Under Slab Plumbing Replaced with PVC Piping – 2016 Church Services Report in File
- Olshan Foundation Repair with Lifetime Transferable Warranty*

Mechanical & Electrical

Specifications:

- 50 Gallon Water Heater –2018*

Additional Information:

- Updated Windows in the Kitchen, Primary Suite, & 4th Bedroom
- 2 Panel Interiors Doors Throughout

Items to Remain:

- Samsung French Door Style Refrigerator*

Items to Remain Continued:

- Samsung Front Loading Washing Machine*
- Samsung Front Loading Dryer*

Neighborhood Information:

- Deed Restricted Community – Active Home Owners Association - Meyerland Civic Improvement Association
- 24 Hour Constable Security Patrol
- Walking Distance to Neighborhood Godwin Park
- Zoned to Recently Rebuilt Kolter Elementary – located within Walking Distance of 4943 Cheena
- Zoned to Meyerland Middle School
- Zoned to Newly Rebuilt Bellaire High School
- Meyerland is conveniently located with an easy commute to the Texas Medical Center, Downtown Houston, Greenway Plaza, & the Galleria Area
- Neighborhood Grocery Stores include the Recently Built HEB Meyerland Market on Beechnut Street, and the Walmart Neighborhood Market Grocery Store

Neighborhood Information

Continued:

- Meyer Park Shopping Center is located within close proximity of the subject property and offers a Multitude of Retail Stores including Randalls Grocery Store, Kohls, Burlington Coat Factory etc., Meyer park also offers Restaurants which includes Luby's, Fuzzy's Taco Shop, The Catch, etc
- Kroger Grocery Store is located within close proximity at 4975 W. Bellfort Avenue
- 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.,

Flood Insurance:

- Seller current Annual Flood Insurance Premium is Approximately \$2,120.00

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.