

## REASONS TO LOVE CHAMPION FOREST and 9323 STOCKPORT DRIVE



This stately home epitomizes the good life in Champion Forest: mature trees, quality craftsmanship, quiet street and large lot with lovely curb-appeal. The home offers PEX pipes, 2 newer water heaters, fresh neutral paint, a widened driveway and updated Home Office. The bonus 323 SF climate-controlled flex room (next to Garage) makes an ideal guest suite, game room or media room. The Den features a wall of windows overlooking the yard, gas log fireplace, beams, crown molding and built ins. The Chef in your family will appreciate the Kitchen's efficient work-triangle, suite of stainless appliances, walk-in pantry, granite counters and buffet with wine fridge and open shelves. The primary Bedroom fit's a king bed and sitting area. The en suite Bath offers 2 huge walk-in closets, dual sinks, jetted tub and glass enclosed shower. Great outdoor spaces for dining, gardening, playing with kids and pets. This home is zoned to the highly acclaimed Klein ISD with Brill Elementary within **5-blocks from the home!**



- Champion Forest homes are known for their quality craftsmanship and 9323 Stockport is a great example: Hardwood floors, crown molding, ceiling beams and custom millwork including built-ins and block paneling.
- Brick and cement-board construction ensures lasting quality and easy maintenance.
- The home features a perimeter “Leaf Guard” gutter system to drain water and prevent debris build-up so there is no need to climb on a ladder to clean gutters ever again. The yard includes “French Drains” which help drain away Houston’s heavier rains.
- The Homeowner expanded the width of the driveway to accommodate 6 vehicles. The extra-long and wide driveway leads to an oversized 2-car garage with an automatic opener.
- The curb appeal makes a lovely first impression with fresh landscaping, mulch, power washed driveway and sidewalk trimmed with flagstone and bull rock edging, mature trees, and accent lighting.
- The home retains its architectural charm with leaded-glass windows and plantation shutters which provide privacy and a level of energy efficiency.
- The Homeowner has updated to energy efficient LED lighting and fixtures throughout the home including all recessed cans, Kitchen and Breakfast Room fixtures, built-in spotlights, gallery wall lighting in Foyer, bathroom fixtures and exterior lights.
- Fresh neutral paint downstairs and in the stairway. Hardwood and ceramic tile flooring throughout the house. NO carpet in this house.
- Professional quality stainless steel appliance package including 5-Burner gas range, double ovens, vent hood, wine fridge and 3-rack Kitchenaid dishwasher.
- Large, first floor Primary Suite with updated en-suite and private Home Office with enclosed storage with custom-built doors stained to match the flooring.
- Three spacious Bedrooms upstairs with an updated Jack-and-Jill Bathroom. One Bedroom is large enough to be an additional Primary Bedroom or Game Room.
- There is no wasted space in this home. All Bedrooms have large closets, built-in storage in the Den, Laundry, Office and a bonus 7’ x 4’ storage room with Texas Basement upstairs.
- The Homeowner converted a covered Patio into a 323 Square Foot climate controlled additional dwelling area which he has used as a Casita, Game Room, Media Room and Conference Room when he hosts international business guests.
- The yard is large enough for kids and pets to play and offers space for your future dream pool and outdoor kitchen. The entire yard is irrigated with automatic controls.

- The Home includes 2 American Standard brand HVAC systems, one zoned to each floor. The Homeowner performs annual maintenance to keep the units at peak performance. The Casita is climate controlled for year 'round enjoyment with a GE brand 2022 Air conditioner / Heater plus ceiling fans.
- The home has been re-piped with PEX plumbing in the attic and walls. This is a whole house re-pipe including in the ceiling and walls. PEX plumbing is the plumber's choice for freeze resistance.
- The home offers 2 NG Rheem Professional water heaters, rated at 38,000 BTU's each, installed in 2022.
- This home is zoned to the highly acclaimed Klein School District and is located a mere 5-blocks to Brill Elementary where a friendly crossing guard helps kids cross Champion Drive safely.



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