

Features & Amenities of 5834 Queensloch Drive
Maplewood South/Meyerland Area
3 Bedrooms + Office/Flex Room + 2 Bathrooms + 2 Car Detached Garage
Quartz Counters, Fresh Interior & Exterior Paint, Remodeled Frameless Glass
Shower, & PEX Piping*
2,174 House Square Feet/HCAD 8,400 Lot Square Feet/HCAD

Foyer: 8'2" x 5'5"

- Leaded Glass Front Door
Flanked by Glass Sidelights,
with Diamond Pattern
- LED Recessed Lighting
- Chair Railing
- Weathered Wood Hued
Laminate Flooring
- Fresh Designer Paint

Dining Area: 17'4" x 11'7"

- Newly Installed Contemporary
Polished Chrome Sputnik Style
Chandelier
- LED Recessed Lighting
- Weathered Wood Hued
Laminate Flooring
- Fresh Designer Paint

Office/Flex Room: 12'3" x 11'1"

- Newly Installed Contemporary
Sputnik Style Ceiling Light
Fixture
- Pocket Door between the
Office & the Kitchen
- Walnut Hued Wood Plank
Porcelain Tile Flooring
- Fresh Designer Paint

Kitchen: 12'3" x 11'10"

- Quartz Countertops (White
with Grey Vein)
- White Subway Tile Backsplash

Kitchen Continued:

- White Painted Cabinets &
Drawers
- 4 Burner Smooth Surface
Cooktop
- Stainless Steel Vent Hood,
above the Cooktop
- Whirlpool Stainless Steel Oven
- Whirlpool Stainless Steel
Dishwasher
- Whirlpool Stainless Steel Built
in Microwave
- Undermount Stainless Steel
Sink (Deep Single Basin)
- Fresh Designer Paint
- Polished Nickel Goose Neck
Faucet, with Pull Out Spray
- Contemporary Edison Bulb
Pendant Light Fixture above
the Kitchen Sink
- LED Recessed Lighting
- Walnut Hued Wood Plank
Porcelain Tile Flooring
- Kitchen opens to the Den

Breakfast Room: 8' x 7'5"

- Contemporary Ebony Hued
Metal Candelabra Chandelier
- Newly Installed Exterior
Hinged Sliding Barn Door,
with 5 Opaque Glass Panels,
between the Breakfast Room
and the Laundry Room

Breakfast Room Continued:

- Fresh Designer Paint
- LED Recessed Lighting
- Walnut Hued Wood Plank Porcelain Tile Flooring
- Breakfast Room opens to the Den

Den: 20'11" x 17'10"

- Freshly Painted (Taupe) Brick Corner Fireplace with Extended Brick Hearth
- LED Recessed Lighting
- Built in Window Seat
- Newly Installed Contemporary Style Sputnik Metal Light Fixture
- Fresh Designer Paint
- White Painted Built in Shelves with Drawers & Cabinets Below
- Weathered Wood Hued Laminate Flooring

Primary Bedroom: 16'1" x 12'6"

- Newly Installed Frieze Carpet
- Fresh Designer Paint
- LED Recessed Lighting
- Contemporary Style Ebony Hued Ceiling Fan with Opaque Glass Shades & Light
- Newly Installed Exterior Hinged Sliding Barn Door with 5 Opaque Glass Panels, between the Primary Bedroom & the Primary Bath
- Walk in Closet (Approximately 7'1" x 6'3") with Wall Mounted Shelves & Multiple Hanging Rods

Primary Bedroom Continued:

- French Door, with Adjoining Stationary Door, from the Primary Bedroom to the Backyard Patio & Yard. Both Doors have a Micro Mini Blind Insert.

Primary Bath: 10'4" x 6'3"

- Newly Installed Quartz Topped Vanity – White with Grey Vein
- Newly Installed Dual Undermount White Porcelain Sinks
- Newly Installed Polished Nickel Faucets
- LED Recessed Lighting
- Fresh Designer Paint
- Wall Mounted Mirror
- Newly Enlarged & Renovated Walk in Frameless Glass Shower (Approximately 5'3" x 2'11") with Stone Style Tile Surround (White with Grey Vein), Built in Shampoo Shelf, Polished Chrome Rain Shower Head, Polished Chrome Shower Hand Held Wand, Recessed LED Light, & Grey Penny Round Tile Floors
- Staggered Stone Style Tile Floors – White with Grey Vein

Second Bedroom: 14'7" x 12'4"

- Newly Installed Frieze Carpet
- Fresh Designer Paint
- Contemporary Style Polished Nickel & Polished Chrome Ceiling Fan with LED Light & Opaque Glass Shade

Second Bedroom Continued:

- LED Recessed Lighting
- Clothes Closet

Third Bedroom: 12'3" x 11'7"

- Newly Installed Frieze Carpet
- Fresh Designer Paint
- Contemporary Style Polished Nickel & Polished Chrome Ceiling Fan with LED Light & Opaque Glass Shade
- LED Recessed Lighting
- Clothes Closet

Hall/Guest Bath: 12'3" x 7'6"

- Newly Installed Quartz Topped Vanity – White with Grey Vein
- Newly Installed Dual Undermount White Porcelain Sinks
- Newly Installed Polished Nickel Faucets
- Dual Framed Mirrors
- Fresh Designer Paint
- LED Recessed Lighting
- Full Jetted Tub/Shower with Tile Surround, Natural Stone Style Tile Inset, & Built in Shampoo Shelves

Bedroom Wing Hallway:

- Weathered Wood Hued Laminate Flooring
- Fresh Designer Paint
- LED Recessed Lighting
- 2 Storage Closets with Built-in Shelf, Hanging Rod, & Double Door Enclosures

Laundry Room: 10'7" x 6'3"

- Utility Closet, with Shelves
- Fresh Designer Paint
- Gas Water Heater (Raised on a Platform)
- Built-in Cabinets
- Walnut Hued Wood Plank Porcelain Tile Flooring
- Metal Door with Glass Inset opens to the Driveway Area and to the Fenced Backyard
- Exterior Storm Door

2 Car Garage: 19'11" x 18'9"

- Detached Garage
- Metal Garage Door
- Auto Garage Door Opener
- Wall Mounted Shelving
- Passenger/Service Door Entrance on the East Side of the Garage

Exterior:

- Newly Poured Concrete Driveway & Walkway to the Passenger Door Side Entrance of the Garage
- Newly Poured Section of the Sidewalk from the Front Curb to the Sidewalk, which Parallels the Street
- Fresh Exterior Paint
- Gutters

Front Yard & Front Porch:

- Landscaped Garden Beds with Austin Stone Style Accent Edging
- Covered Front Porch – 5'2" x 5'2"

Front Yard & Front Porch Continued:

- Newly Installed Pedestal Mailbox

Back Patio:

- Expansive Backyard Concrete Patio - 19'11" x 11'

Mechanical & Electrical

Specifications:

- PEX Piping*
- HVAC is Approximately 8 Years Old, Per Seller*

Additional Amenities:

- Updated Windows*
- Polished Nickel Interior Lever Door Handles

Additional Information:

- Culdesac Street Location
- Zoned to Parker Elementary School (Music Magnet School)

Neighborhood Information:

- Deed Restricted Community – Active Homeowners Association – Maplewood South/North
- 24 Hour Neighborhood Constable Patrol
- Maplewood South/North Pool Complex (Located on the Corner of Cheena & Rampart) offers a Two Lane Lap Pool, Diving Area, and Water Park with Spray Features

Neighborhood Information

Continued:

- Adjacent to the Maplewood South/North Pool Complex is Ron Meek Park which features a Playground, Picnic Tables, and Soccer Field
- Located within Walking Distance (Located on the Corner of Atwell & South Braeswood) to the Newly Renovated Community Center Campus (Jewish Community Center) which offers the Bertha Alyce Early Childhood School, Dance Classes, Gymnastic Classes, Art Classes, Fitness Center, Pool Aquatics Center, Tennis Center, etc.,
- Neighborhood Grocery Stores include the Recently Built HEB Meyerland Market located on Beechnut Street and the Walmart Neighborhood Market Grocery Store located on Hillcroft
- 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.

Neighborhood Information

Continued:

- Maplewood South is conveniently located with an easy commute to the Texas Medical Center, Downtown Houston, Greenway Plaza, & the Galleria Area

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.