

Features & Amenities of 5527 Wigton Drive
Marilyn Estates/Meyerland Area
4 Bedrooms + Office + 2.5 Baths + 2 Car Detached Garage
Remodeled in 2023*. Quartz Counters, Shaker Style Cabinets, Frameless Glass
Shower, Energy Efficient Windows*, & PEX Piping*
2,452 House Square Footage/HCAD – 8,280 Lot Square Footage/HCAD

Foyer: 13'9" x 4'5"

- Solid Wood Front Door with Decorative Glass Inset
- Luxury Vinyl Plank Flooring
- Designer Paint
- Coat Closet
- LED Flush Mount Lighting

Office/Flex Room: 15'11" x 11'5"

- Luxury Vinyl Plank Flooring
- Designer Paint
- Side by Side Picture Sized Windows view the Landscaped Front Yard
- LED Recessed Lighting
- Faux Wood Blinds
- Office/Flex Room is adjacent to the Dining Room
- Office Flex Room opens to the Family Room/Den

Dining Room: 13'2" x 11'11"

- Luxury Vinyl Plank Flooring
- Designer Paint
- Bay Window
- Matte Black Candelabra Chandelier
- Faux Wood Blinds
- Pocket Door between the Dining Room & the Kitchen

Kitchen: 12'2" x 11'7"

- White Quartz Counters, with Grey Vein
- Polished White Subway Tile Backsplash
- Pure White Hued Upper Shaker Style Cabinets
- Silver Grey Hued Lower Shaker Style Cabinets & Drawers
- Soft Close Cabinets & Drawers
- Deep Drawers for Storage of Cookware & Small Kitchen Appliances
- Corner Lazy Susan Cabinet
- Pull Out Spice Cabinet
- Trash Pull Out Cabinet
- Stainless Steel 4 Burner Smooth Surface Range with Oven Below
- Contemporary Style Stainless Steel and Glass Vent Hood
- Dishwasher
- Quartz-Topped Built-in Buffet/Meal Preparation Area
- Quartz Topped Breakfast Bar Area
- Quartz Topped Open Serving Bar from the Kitchen to the Living Area with Cabinets & Drawers Below
- Undermount Stainless Steel Sink – 2 Basins

Kitchen Continued:

- Matte Black Goose Neck Faucet, with Pull Out Spray
- Contemporary Style Onyx Hued Cabinet Pulls
- Quartz Topped Window Sill above the Kitchen Sink
- LED Flush Mount Lighting
- Faux Wood Blinds
- Luxury Vinyl Plank Flooring
- Designer Paint

Breakfast Room: 10'6" x 10'

- Luxury Vinyl Plank Flooring
- Designer Paint
- Faux Wood Blinds
- Flush Mount LED Lighting
- Pocket Door between the Breakfast Room & the Laundry Room

Half Bath/Powder Room: 6'6" x 2'10"

- Quartz Topped Vanity
- Undermount White Porcelain Sink
- Matte Black Contemporary Style Faucet
- 3 Light Edison Bulb Lighting Fixture
- Matte Black Framed Mirror
- Matte Black Accessories – Towel Ring & Paper Holder
- White Painted Cabinets
- Rain Glass Window
- Luxury Vinyl Plank Flooring

Family Room/Living Area: 22'9" x 17'2"

- Luxury Vinyl Plank Flooring

Family Room/Living Area Continued:

- Built in Window Seat
- Side by Side Picture Sized Windows view the Spacious Backyard & the Outdoor Patio Area
- Contemporary Style Ceiling Fan with Milk Glass Shades & Lights
- Faux Wood Blinds
- Designer Paint
- Solid Wood Door, with Glass Inset, opens to the Spacious Backyard & Covered Outdoor Patio

Primary Bedroom: 15'11" x 11'11"

- Light Taupe Hued Frieze Carpet
- Contemporary Style Ceiling Fan with Milk Glass Shades & Lights
- Walk in Closet (Approximately 6'7" x 5'10") with Built in Drawers, Cabinets, & Multiple Hanging Rods
- Designer Paint

Primary Bath: 11'11" x 7'4"

- Quartz Topped Vanity
- Undermount White Porcelain Sink
- Matte Black Contemporary Style Faucet
- 4 Light Edison Bulb Lighting Fixture
- Matte Black Framed Mirror
- White Shaker Style Cabinets & Drawers
- Soft Close Cabinets & Drawers

Primary Bath Continued:

- Walk in Frameless Glass Shower (Approximately 4'9" x 3') with Staggered Marble Style Tile Surround, Built in Shampoo Shelf with Onyx Hued Hexagon Shaped Tile Backing, Flush Mount LED Light, Onyx Hued Hexagon Shaped Tile Floor, Rain Shower Head, & Contemporary Style Hand Held Shower Wand
- Wardrobe Closet
- Designer Paint

Second Bedroom: 10'11" x 10'8"

- Light Taupe Hued Frieze Shag Carpet
- Contemporary Style Ceiling Fan with Milk Glass Shades & Lights
- Walk in Closet with Built in Shelf & Hanging Rod
- Designer Paint

Third Bedroom: 17'11" x 11'11"

- Light Taupe Hued Frieze Carpet
- Bay Window – views the Landscaped Front Yard
- Contemporary Style Ceiling Fan with Milk Glass Shades & Lights
- Faux Wood Blinds
- Clothes Closet with Built in Shelf, Hanging Rod, & 2 Panel Double Door Enclosure
- Designer Paint

Fourth Bedroom: 12' x 11'10"

- Light Taupe Hued Frieze Carpet
- Contemporary Style Ceiling Fan, with Milk Glass Shades & Lights
- Faux Wood Blinds
- Clothes Closet with Built in Shelf, Hanging Rod, & 2 Panel Double Door Enclosure
- Designer Paint

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

- Quartz Topped Vanity
- Dual Undermount White Porcelain Sinks
- Matte Black Contemporary Style Faucets
- Dual Matte Black Framed Mirrors
- White Shaker Style Cabinets & Drawers
- Soft Close Cabinets & Drawers
- 3 Light Edison Bulb Lighting Fixture
- Full Tub/Bath with Staggered Marble Style Tile Surround & Built in Shampoo Shelf (with Onyx Hued Hexagon Shaped Tile Backing)
- Linen Closet with Built in Shelves & Double Louvered Door Enclosure
- Built in Linen Cabinet, with Hamper Below
- Faux Wood Blinds
- Flush Mount LED Lighting Fixture

Hall/Guest Bath Continued:

- Pocket Door between the Vanity Area & the Tub Area
- Luxury Vinyl Plank Flooring
- Designer Paint

Bedroom Hallway:

- Luxury Vinyl Plank Flooring
- Walk in Closet (Approximately 5'10" x 3'8") with Built in Shelves & Hanging Rod
- 2 Closets with a Hanging Rod & a Built in Shelf
- Flush Mount LED Lighting
- Designer Paint

Laundry Room: 8' x 6'6"

- Luxury Vinyl Plank Flooring
- Built in Cabinets
- LED Flush Mount Light Fixture
- Water Heater – Raised on a Platform
- Solid Wood Door, with Glass Inset, opens to the Driveway Area Convenient Bringing in Groceries, etc.,
- Designer Paint
- Gas & Electric Hookup of the Dryer

Front Yard & Porch:

- Landscaped Garden Beds with Scalloped Stone Border flank the Front Sidewalk
- Tiled Front Porch – Approximately 26' x 10'
- Cedar Wrapped Posts
- Dual Coach Lights

Backyard & Outdoor Patio:

- Expansive Backyard Outdoor Patio – Approximately 25'4" x 16'3"
- Fence between the Outdoor Patio & the Driveway Area
- Ramp from the Patio to the Interior of the Home

Exterior:

- Energy-Efficient Windows*
- Light Taupe Hued Brick Exterior
- Gutters & Downspouts
- Covered Breezeway from the Garage to the House

Garage: 24'1" x 20'6"

- Metal Garage Door
- Automatic Garage Door Opener
- Passenger Service Door from the Patio to the Garage
- Storage Closet in the Garage

Structural Specifications:

- Foundation Lifetime Transferrable Service Warranty*

Mechanical & Electrical Specifications:

- PEX Piping*
- Recently Installed Carrier Condensing Unit*

Additional Information:

- Never Flooded, Per Seller
- Oil Rubbed Bronze Doors Knobs
- 2 Panel Interior Doors

Neighborhood Information:

- Marilyn Estates is conveniently located with an easy commute to the Texas Medical Center, Downtown Houston, the Galleria, & Greenway Plaza.
- 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.
- 24 Hour Neighborhood Constable Patrol

Neighborhood Amenities:

- Deed Restricted Community with an Active Homeowners Association – Marilyn Estates Civic Association
- 24 Hour Constable Security Patrol
- Neighborhood Grocery Stores include the Recently Built HEB Meyerland Market on Beechnut Street and the Walmart Neighborhood Market Grocery Store on Hillcroft

Neighborhood Amenities Continued:

- Meyerland Plaza Shopping Center, which is located on Beechnut, 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.