

13527 JBK Memorial Drive – Willis, TX 77318

Feature Sheet

2,855 square feet • 2.89 Acres

3 bedrooms • 1.5 bathrooms

4 car garage • 2 car carport • 18x26 storage building

Kitchen Features

- Granite Countertops
- Tile flooring and backsplash
- Birch stained hand crafted site-built cabinetry
- Large center island with storage on all sides
- Stainless steel undermount sink with disposal
- 4 burner smooth electric cooktop with microwave with vent hood above
- Black Whirlpool double ovens
- Black Whirlpool dishwasher
- Black GE refrigerator with ice maker
- Double pantry
- Raised bar for entertaining
- Dimmable canned lighting

Study

- Cushioned vinyl plank flooring
- Clear view plantation shutters
- Hand crafted built-ins cabinetry
- French doors with glass inserts
- Ceiling fan

Dining Room

- Cushioned vinyl plank flooring
- Recessed ceiling with elegant hanging light
- Clear view plantation shutters

Informal Dining area

- Built in bench seating with storage
- Clear view plantation shutters
- Tile flooring
- Elegant hanging light

- Exterior door leads to back large covered patio

Living Area

- Wood burning fireplace with custom wood mantle and brick hearth
- Custom handcrafted built-ins on either side of fireplace
- Cushioned vinyl plank flooring
- Large windows with Clearview plantation shutters
- Recessed ceiling with ceiling fan

Bedroom Features

- Large primary suite with large windows, ceiling fan, plush carpet, and large windows with Clearview plantation shutters. Ensuite bath featuring a walk-in tiled shower with bench and glass enclosure, two large walk-in closets, large garden tub, double sinks (one with vanity), built-in medicine cabinet, brushed nickel fixtures.
- Two large guest bedrooms feature plush carpet flooring, ceiling fans, large walk-in closets, windows with Clearview plantation shutters, and a neutral paint color.

Bathrooms

- Guest Bath: Located in hall and features plenty of storage space, cultured marble sink and counter, brushed nickel fixtures, built-in medicine cabinet, tub shower combo (tub is extra deep tub with a cultured marble surround)
- Powder room: Conveniently located just past laundry room upon entering the home.

Utility Room

- Oversized laundry room with space for washer/dryer and freezer
- Water heater
- Water Softener System
- Built-in storage
- Built-in cabinet with laminate countertop

4 Car Tandem Garage

- 4 Car tandem garage with work benches
- Attached 2 car carport
- Attic access in garage
- Sink with hot and cold water
- Ceiling fan
- 220 disconnect on exterior wall
- Compressor with air hose under carport
- Extra electrical outlets with dedicated breakers

Storage Building in Back of Home

- 18x26 Storage building on slab with roll up door and side people door
- Shelving units

Outdoor Spaces

- 22x6.5 Covered front Porch with ceiling fan and roll down shades
- 8x19 Rear patio with slate tile flooring, ceiling fan, and roll down shades
- Reinforced 12x12 deck with gazebo (can sustain weight of a hot tub)

Exterior Features

- Full yard sprinkler system
- Microdrip system around the entire home to water slab
- Lighting system down both sides of driveway and front flower beds
- 20x32 fully fenced garden with gate. Sprinkler system and rain water collection systems supplied by a 300 gallon storage tank
- 22kw Generac Whole Home Natural Gas Generator with Transferable Warranty (2021)
- Two Lennox Air Conditioning Heat Pump units
- Aerobic septic system (tanks in back yard spray system in front yard)
- Public water-Neighborhood allows for the drilling of a private water well
- Bird bath in front
- Three water spigots 3 in yard 3 on house 1 on garage
- 6 pecan trees, 1 peach tree, 1 lemon tree, 5 apple trees
- Mature lawn and landscaping

Construction and Other Features

- Pex plumbing (panel in utility room)
- All brick and cement board siding
- Breezeway with firewall between garage and home
- Gutters on home and garage
- Led lighting throughout

Exclusions

- Two concrete tables in the backyard and one concrete table on back patio, bronze fire statue in front yard, bird house and squirrel baffle in backyard, all cameras to be removed except ring doorbell.