

# 1 Stage Stop Circle

COMPASS

## Features & Amenities



### House Overview

|                     |                     |
|---------------------|---------------------|
| <b>Bedrooms</b>     | 4/5                 |
| <b>Baths</b>        | 5 Full +2 Half Bath |
| <b>Square Feet</b>  | 5,880 per HCAD      |
| <b>Lot Size</b>     | 22,500 per HCAD     |
| <b>Year Built</b>   | 1991 per HCAD       |
| <b>Garage</b>       | 2 Car Attached      |
| <b>Neighborhood</b> | Hunter's Creek      |

### OVERALL

- Located on a corner lot on a cul-de-sac located in sought after Hunters Creek Village
- Renovated most recently during the summer of 2021 and previously in 2012 by the previous sellers
- Incredible entertaining home with high ceilings, great floorplan and tons of natural light
- Nicely sized secondary bedrooms; with each having their own bathroom
- Repainted exterior, 2022
- Repainted interior, 2021
- Majority of trim work and shutters repainted, 2021
- New LED can lights, 2021
- All new Baldwin door hardware throughout, 2021
- New wooden back exterior fence to be installed and paid for by sellers, around this Fall 2024
- 2 new ACs, 2022 & 2023
- Water heaters: one is a Rinnai tankless, (2019), one is a Rheem 50 gallon (2018)
- Roof, approximately 16 years old (40 year shingle (per previous seller)
- Ceiling speakers in main living rooms
- Previous sellers refinished wood flooring at first level, wood flooring added at

second floor landing, hallway and game room upstairs

- Custom built-in homework nook and bookcases at second level hallway
- Sprawling backyard with inground pool, green space and patio
- Walking distance to weekly neighborhood Saturday farmer's market
- Zoned to desirable: Memorial Drive Elementary, Spring Branch Middle School, Memorial High School; buyer to verify

### FRONT EXTERIOR

- Repainted exterior, 2022
- Massive side yard
- Mature trees
- Gutters with catch system
- Landscaping
- Pavers for sitting area
- Automatic sprinklers
- Security doorbell

### BACK EXTERIOR

- Sprawling backyard with pool and huge greenspace
- Lots of greenspace for kids/pets to play, room for trampoline/playground set

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



RACHEL CONKLING  
Rachel.Conkling@compass.com  
713-894-9070

# 1 Stage Stop Circle

COMPASS

## Features & Amenities

---

- Step out from kitchen, entry or formal living to the grand covered patio space to dine al-fresco
- Spacious outdoor covered veranda with adjacent arcadia adjustable louvered remote controlled sunroof for added entertaining options
- BRAND NEW wooden fence to be installed. Already paid for and agreed upon by neighbors,
- New modern ceiling fans, 2021
- Speakers
- Custom swimming pool with deck jet fountains, spa and heater
- Newer pool filter
- Added fence around pool, 2021
- Added dog run fence, 2021
- Attached 2 car garage with added epoxy floors, 2021
- Mudroom space; drop off station in garage
- Pool bath is conveniently located by garage entrance door with a/c system
- Sport court with built in basketball goal
- Exterior cameras
- Automatic sprinklers
- Electrical to add EV charger
- Gutters with catch system
- Added mosquito system
- Outdoor landscape lighting
- Storage shed included

### ENTRY

- Grand gallery entrance with 12 foot ceiling height
- Hardwood floors
- Room for entry furniture and wall space to display artwork
- Lots of millwork throughout

### FORMAL LIVING ROOM

- High approximate 15 foot tray ceiling with crown molding
- Spacious light filled room
- Gallery of floor to ceiling casement windows in “conversation nook”,

displaying views of the fabulous backyard

- Double doors with new Baldwin hardware on either side of room that lead to backyard
- Furniture/art nook with recessed can lighting and trim work
- All new LED recessed can lights, 2021
- New custom drapes, 2021
- New decorative light fixture, 2021
- Wood burning fireplace with cast stone surround
- Ceiling speakers
- Hardwood floors

### STUDY

- Double doors open to this fabulous light filled study
- 12 foot ceiling height
- Gas fireplace
- Large windows overlook the front yard with recently painted plantation shutters
- Built-in book/display shelves flank either side of windows
- 2 sets of double doors open 2 sets of built-in desks/study/arts & crafts nooks on either side of entrance
- Ceiling speakers
- Crown molding
- Baseboards

### FORMAL DINING ROOM

- Large windows with views overlooking the front yard
- 10 foot ceiling height
- Recessed LED can lighting
- Art niche
- New art lights, 2021
- New custom drapes, 2021
- New decorative light fixture, 2021
- Crown molding
- Baseboards
- Hardwood floors
- 2 glass-front pocket doors allow you to close off the entry or open for ease of flow for entertaining

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



RACHEL CONKLING  
Rachel.Conkling@compass.com  
713-894-9070

# 1 Stage Stop Circle

COMPASS

## Features & Amenities

---

### WINE ROOM

- Wine room with wine racks/wine storage
- Note: sellers never used the wine cooler so are unaware if the cooling unit for wine room cools properly
- Light fixture
- Decorative door

### KITCHEN

- Large chef's kitchen
- 10 foot ceiling height
- New gray subway tile backsplash, 2021
- New hardware, 2021
- New quartz countertops, 2021
- Oversized island with breakfast seating
- New apron front sink, 2021
- Tile floors
- Sink situated under large window looking out onto side yard
- Electrical shade over window
- Double basin Wolf stainless steel ovens, convection oven
- Thermador stainless steel 6 burner gas cooktop with Thermador stainless steel vent hood with heat lamps (note: one heat bulb is missing)
- Niches on either side of cooktop for spices and oils, with one side having a pulldown cover
- KitchenAid stainless steel dishwasher, 2021
- Sub-Zero stainless steel double door built-in refrigerator and freezer
- Sub-Zero stainless steel mini wine fridge
- Stainless steel built-in microwave
- Pull out trash can drawer
- Walk-in pantry with coffee station/appliance shelf
- Additional closet; sellers currently use it as a mud/backpack storage space
- Buffer's pantry area with storage cabinets and quartz countertop
- Recessed LED can lights
- Open floor plan with large breakfast area
- Door to attached garage

### BREAKFAST AREA

- Light filled room with over-sized windows with views overlooking backyard
- 2 doors leading to the backyard
- Decorative light fixture
- Ceiling speakers
- Crown molding
- Baseboards

### FAMILY ROOM

- Spacious size
- Located downstairs
- 10 foot ceiling height
- Flexible space; could function as family room, playroom, study
- Light and bright room with large windows with recently painted plantation shutters
- Custom built-in book/display shelves with media space to hang tv, open display shelves and cabinets
- New fan/light fixture, 2021
- 2 new pendant light fixtures
- Ceiling speakers
- Recessed LED can lights
- Hardwood floors
- Baseboards
- Crown molding

### POWDER ROOM

- New countertop
- New decorative mirror
- New sconces
- Window with shutters

### PRIMARY SUITE

- Nicely sized, first floor primary suite
- Recently installed hardwood floors, 2021
- New drapes, 2021
- Crown molding
- Ceiling speakers
- Sitting nook encased with windows with views overlooking the backyard

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



RACHEL CONKLING  
Rachel.Conkling@compass.com  
713-894-9070

# 1 Stage Stop Circle

COMPASS

## Features & Amenities

- Double doors on either side of nook to backyard
- Custom built-in bookcase with media space, display shelves and storage cabinets
- NOTE: TV and bracket will stay

### PRIMARY BATHROOM

- Renovated, 2021
- Re-painted cabinets
- New hardware
- New white marble floors
- New quartz countertop
- Large vanity with dual sinks
- New sinks and plumbing fixtures
- Windows with custom window shades
- 2 sconces
- Linen storage with 2 hampers
- New freestanding tub
- New oversized walk-in shower with bench, soap niche and 2 rain-like shower heads
- 2 built-in full length mirrors
- 2 separate walk-in closets with built-in dressers, adjustable shelves and new wood flooring
- 1 closet has keyless entry lock
- Separate water closet
- Recessed LED can lights

### SECONDARY BEDROOM #1: "The Green Room"

- Nicely sized secondary bedroom
- 2 window seats with book/display shelves
- Blackout panels added, 2021
- Added wainscoting and wallpaper, 2021
- Crown molding
- Double door wall closet
- New Baldwin hardware
- Ceiling fan
- New recessed LED can lights, 2021
- Low profile carpet freshly cleaned, July 2024
- ENSUITE BATHROOM
  - Renovated, 2021

- New walk-in shower with rain-like shower head and separate hand-held sprayer
- Window with opaque decorative covering
- New quartz countertops
- New sink and plumbing fixtures
- Linen cabinet with hamper
- Re-painted cabinets
- New hardware
- Lots of storage
- Sconces
- Large walk-in closet with built-in

### SECONDARY BEDROOM #2: "The Blue Room"

- Corner room with views overlooking the backyard
- Added wainscoting and wallpaper, 2021
- Window seat with custom window cushion and built-in bookshelves
- Blackout panels
- Low profile carpet freshly cleaned, July 2024
- New recessed LED can lights, 2021
- Ceiling fan, 2021
- Crown molding
- ENSUITE BATHROOM

- Renovated, 2021
- New walk-in shower with rain-like shower head and separate hand-held sprayer
- New sink and plumbing fixtures
- New hardware
- Linen cabinet with hamper
- Re-painted cabinets
- Lots of storage
- Walk-in closet with built-in

### SECONDARY BEDROOM #3

- Oversized room on 2nd floor that could be split into two
- Could function as an additional bedroom or upstairs game room
- Double door entry
- Hardwood floors

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



The  
Conkling  
Group

RACHEL CONKLING  
Rachel.Conkling@compass.com  
713-894-9070

# 1 Stage Stop Circle

COMPASS

## Features & Amenities

---

- Large windows with plantation shutters, with view overlooking the lush front yard
- Ceiling fan
- New recessed LED can lights
- Crown molding
- Wall with abundant storage cabinets
- Built-in bookshelf
- Plenty of room to add large walk-in closet
- Access to private bathroom just outside door

### GUEST BATHROOM

- Added by previous owner
- Located in hallway just outside secondary bedroom #3
- Walk-in shower with bench and glass door
- Large vanity with storage
- Window with plantation shutters
- Sconces

### SECONDARY BEDROOM #4/FLEX ROOM

- Located on the 2nd floor
- Could make a great secondary bedroom, live-in quarters, gym, game room or work out space
- Highlighted by a vaulted ceiling
- Low profile carpet freshly cleaned, July 2024
- Windows with plantation shutters
- Ceiling fan
- NOTE: Armoire will remain with the home
- Access to massive floored attic space
- ENSUITE BATHROOM
  - Tub/shower combination with sliding glass door
  - Pedestal sink
  - Storage shelves

### STUDY SPACE

- Added by previous owners in the hallway
- Large built-in desk with room for 3 chairs/desk spaces

- Sellers added decorative painting with glass cover
- Electric shades over large windows overlooking the backyard
- Built-in adjustable shelves
- Storage cabinets with new hardware
- Recessed can lights
- Sconces

### UTILITY ROOM

- Located on the 1st floor
- Stainless steel utility sink
- Repainted
- Dry bar
- Under cabinet lighting
- Tons of storage space
- Washer/dryer connections

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



The  
Conkling  
Group

RACHEL CONKLING  
Rachel.Conkling@compass.com  
713-894-9070