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## Notable Features + Amenities

**3/4 Bedrooms | 3.5 Baths**  
**2,358 Building Sq. Ft. | 2,309 Lot Sq. Ft.**

### KEY FEATURES

- Gated community
- On-trend & move-in ready
- First-floor living
- Larger than average home with plenty of space for Home Office, Gym, Playroom & more
- Huge backyard with patio and plenty of grass area – fabulous for entertaining, play & pets
- Numerous windows for natural light & featuring Beautiful window treatments
- Real solid oak floors (not engineered)
- Easy commute to Energy Corridor, Downtown & Galleria/Uptown

### HOA: Neuen Manor Townhomes

- Mandatory: \$80/month
- Fees cover the following for the common areas:
  - Common Grounds (lawn service & maintenance)
  - Security Gate
  - Insurance
  - Sprinkler system

### Kitchen

- On-trend & Pinterest-worthy
- Quartz countertops
- Tons of cabinetry
- Solid Oak wood floors
- Stainless-steel appliances:
  - Gas cooktop
  - Oven
  - Dishwasher
  - Built-in microwave
  - Vent hood
- Under-cabinet lighting
- Large sink with on-trend faucet
- Subway tile backsplash
- Breakfast bar accommodating up to 4 barstools
- Large Pantry
- Open to Dining & Family Rooms
- Conveniently located next to the garage for ease of bringing groceries home

### Family Room

- Accent ceiling beams
- Solid Oak wood floors
- Fireplace with tile surround & wood mantle
- French doors leading to the spacious backyard
- Large windows with beautiful window treatments providing wonderful natural light

### Dining Room

- Solid Oak wood floors
- Open to the Kitchen & Family Room, providing the perfect space for entertaining family & friends

### Primary Suite

- Spacious, allowing room for a sitting area
- Raised ceiling detail
- Luxury carpet
- 2 closets
- Large windows with beautiful window treatments providing wonderful natural light

All information per sellers. Please independently verify.

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Martha  
Turner

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## Primary Suite (cont)

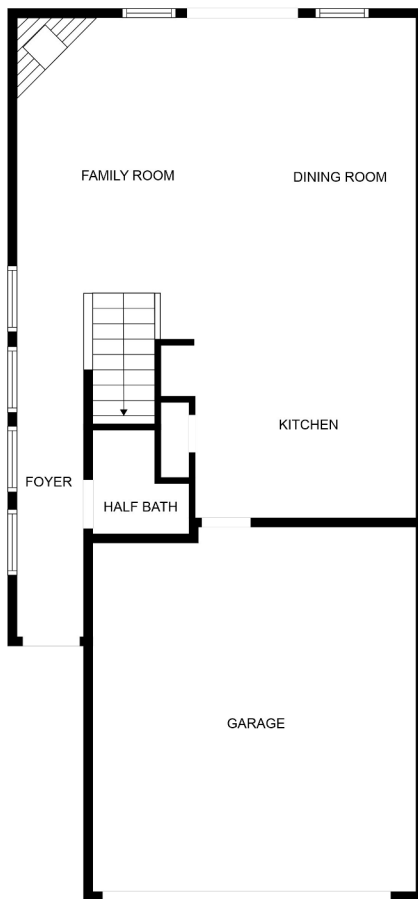
- Primary Bathroom:
  - Quartz countertops
  - Double vanity
  - Spacious, walk-in shower with frameless glass enclosure & on-trend tile
  - Free-standing tub
  - Enclosed toilet room

## Secondary Bedrooms & Bathrooms

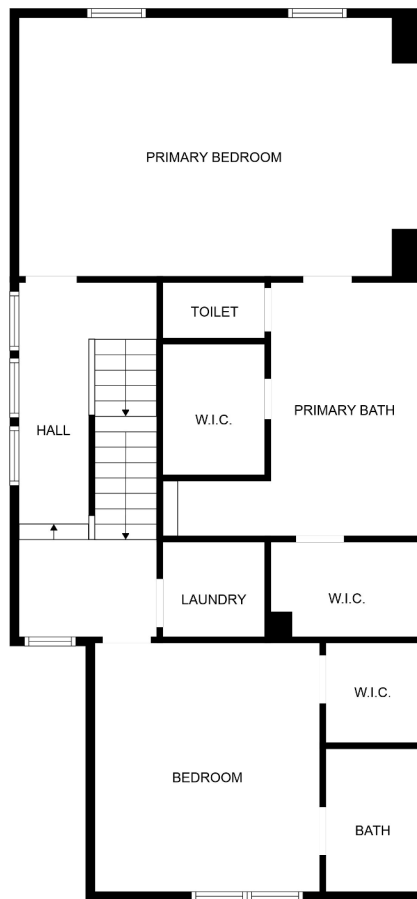
- Luxury carpet
- Spacious closets
- Large windows with beautiful window treatments
- En-Suite Secondary Bathrooms:
  - Quartz countertops
  - One with walk-in shower with frameless glass and one with tub/shower

## Other Features

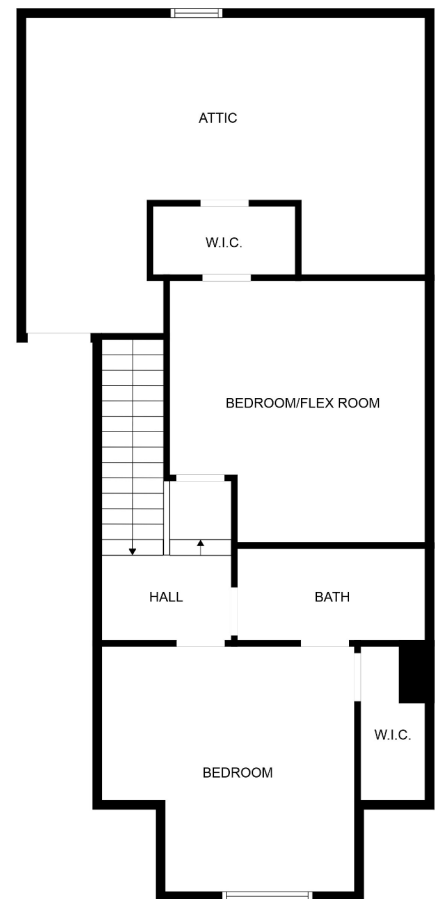
- Huge backyard with patio and plenty of grass area – fabulous for entertaining, play & pets
- Large Flex Room – functional as a Home Office, Gym, Playroom or Game Room
- 1st Floor Powder Bath
- Tankless water heater (2019)
- HVAC:
  - Condenser – (2019)
  - Coil – (2019)
  - Furnace – (2019)
- Attached Garage with keypad
- Beautiful window treatments throughout
- Solid Oak wood floors in common areas
- Luxury carpet in bedrooms



FLOOR 1



FLOOR 2



FLOOR 3

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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