

## REASONS TO LOVE STONE GATE and 16423 MESA POINT DRIVE



### 2022-23 CONSTRUCTION MADE TO LAST:

- The home's original owners suffered a fire at the garage and back portion of the home. The home subsequently sold and was rebuilt by a husband-and-wife team
- The home is in an established 1988 neighborhood, so it was important to maintain the traditional brick character of 13007 Golden Rainbow while updating the new portions of the home with cement board construction
- The home offers 3,145 square feet of open concept living space. The renovated floorplan and vaulted ceilings allow the home to feel larger than the square footage implies. The design maximizes storage, with no wasted space in this home
- You will love the custom millwork throughout the home, including built-in shelving, double-milled 6" baseboards, crown molding, transom windows and bull-nose corners
- A new composition roof and gutter system was installed in 2022 with new rafters as needed, new blown insulation and an energy efficient radiant attic barrier
- New electrical, including GFCI's and electrical panel with surge protector
- New PEX piping was installed throughout the house which resists freezing and is the plumber's choice for newer construction
- New double-pane, double-hung energy efficient windows and doors were installed
- Two new Carrier high-efficiency HVAC systems were installed along with new ductwork
- The 2-car garage is oversized and complete with sheetrock, recessed LED lighting, automatic door opener, digital keypad and a showroom quality epoxy floor finish

## INTERIOR FEATURES:

- Modern double entry doors with rich finish and “starburst” glass inserts
- The home offers high ceilings, soaring to 17’ high. Many rooms include vaulted ceilings and transoms which fill the home with natural sunlight
- Recessed LED lighting throughout the home with new, matte black light fixtures in the kitchen, breakfast room, dining room and all bathrooms
- Beautiful, updated ceramic plank floor tiles in kitchen, breakfast and 2 downstairs bathrooms
- Durable, easy care luxury vinyl plank floors in foyer, formal dining, den and primary bedroom
- New, 2022 carpet installed in upstairs family / game room, home office and 4 upper bedrooms
- Open concept kitchen, den and breakfast area with abundant windows and high ceilings
- Large, energy efficient windows offer panoramic views of the front and back yards
- Two digital thermostats for zoned climate control
- The gas fireplace is surrounded by stacked slate which makes a wonderful feature wall and mirrors the kitchen backsplash
- Three interior dining options: formal dining, breakfast room and breakfast bar
- Multiple areas for living and entertaining: formal dining, den, family / game room and patio
- The main floor laundry room was designed to make chores more enjoyable; window with natural light and full width hanging rod. Includes gas and electric connections

Thanks to the abundant windows and soaring 17 foot vaulted ceilings, this spacious 22’ x 16’ kitchen is a chefs dream:

- Fully updated with shaker-style cabinets / drawers with black T-bar hardware and soft-close hinges. The cabinets have crown molding for a furniture appearance. There is ample storage for all your cooking essentials, plus a walk-in Pantry and Butler’s Pantry / Dry Bar with storage and wine rack
- The counters are durable quartz in a beautiful soft white color with gorgeous gray and taupe veining. There is plenty of prep space including the 9-foot Island / Breakfast Bar which opens to the Den, with proper overhang, to accommodate seating and entertaining
- The Samsung 4-Door Flex Refrigerator (valued at \$4,000) was installed in 2023 and offers an in-door Beverage Center with 2-ice and water options, and a Family Hub which lets you see inside your refrigerator, manage your family’s calendars, stream music, display photos, whiteboard and so much more
- GE 5-burner gas Range offers center griddle and continuous cooking grates
- Adjustable Pot Filler with matte black finish
- Range hood with remote-control, stainless-steel baffle filters, stainless steel chimney, adjustable LED light and variable vent speed
- Z-line Microwave Drawer with numerous cooking modes
- GE stainless steel dishwasher
- Single, extra deep stainless-steel sink with Insinkerator disposal

## **ENERGY EFFICIENCY FEATURES:**

- Ceiling fans in all bedrooms, den, home office and family / game room
- Two zoned, digital control thermostats and high efficiency Carrier HVAC systems
- Energy Star qualified kitchen appliances
- Cool, energy efficient LED Lighting
- Double-pane, double hung (for easy cleaning) windows
- Radiant attic barrier and new ductwork

## **OUTDOOR LIVING AT ITS FINEST:**

- Private back yard with privacy fence
- Large covered patio with outdoor LED lighting and ceiling fan
- The yard measures 7,350 square feet which offers plenty of space for gardening as well as for kid and pets to play
- Fully irrigated yard with Rain Bird automatic control system
- Landscape lighting in front yard
- Covered electrical outlets on front porch and back patio allow for additional landscape lighting or holiday displays
- Approximately 5-blocks away, at the end of Quail Forest Drive, is a resident's only park with playground equipment, private swimming pool, tennis court and basketball hoop

## **LOCATION:**

- Quail Forest is a small, deed restricted community of 279 homes with no through-streets. One way in-and-out. The median build year of the area is 1990 and the median home size is 2,691 sf
- Quail Forest is zoned to the Cy-Fair School District, and students in this neighborhood attend Hamilton Elementary School, Hamilton Middle School, and Cy-Fair High School. The schools are rated by HAR as A, A and B respectfully.
- Locals refer to this area as the "quiet side of Hwy 249" and the area is prized for its easy access to major freeways; Grand Parkway, HWY 249, HWY 290 and the Sam Houston Beltway. Living in this neighborhood provides a comfortable suburban lifestyle with easy access to Tomball, Lakewood, The Woodlands, Downtown and the Texas Hill Country.
- There are numerous outdoor activities close to Quail Forest including Cypress Park, 100-Acre Wood Preserve with walking and biking trails, Kickerillo-Mischer Preserve, Matzke Park and Mandolin Gardens Park
- Fine dining, shopping and entertainment options can be found nearby at Louetta Rd and Grant, the nearby Vintage Marketplace, Main Street Tomball and Willowbrook Mall.

FOR MORE INFORMATION ABOUT THIS HOME AND A PRIVATE SHOWING  
PLEASE CONTACT



**TIM MERRITT, LISTING AGENT**

Full-Time Professional REALTOR, CNE,  
SRES, BFA, Staging

BHGRE GARY GREENE CHAMPIONS

832.474.0770

[Tim.Merritt@garygreene.com](mailto:Tim.Merritt@garygreene.com)

[www.TimMerritt.Realtor](http://www.TimMerritt.Realtor)



**ANGELIA RISHER, PARTNER AGENT**

Full-Time Professional REALTOR, Staging

BHGRE GARY GREENE CHAMPIONS

832.696.6627

[Angelia.Risher@garygreene.com](mailto:Angelia.Risher@garygreene.com)



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