

17 Bayou Shadows **Additional Information**

Entry Hall

- Mahogany front glass door with overhead & side transoms
- Custom patterned walnut wood entry floors
- Recessed lights
- Large walls for Art

Library/4th Bedroom

- Custom carpet
- Recessed lights
- Oversized picture window to view courtyard
- Built-in desk with marble top, lower file drawers & overhead cabinets

Downstairs Bathroom

- Custom walnut floor
- Designer Wall coverings
- Private commode area
- Coat/Storage Closet
- Sconces
- Floating marble vanity and custom glass sink
- *Note originally there was full bathroom, can be converted back

Family Room

- Custom tile flooring
- 2 story ceilings
- Oversized built-in nook & cabinet for screen TV
- Speakers
- Recessed lighting

Breakfast Room

- Spacious open area
- Custom tile flooring
- 2 Oversized picture windows
- Window shades
- Recessed lights
- Built-in China closet
- Door to basement

Basement Area

- Unique lower basement area for extensive storage

Kitchen

- Eat in Island with a built-in Wolf gas cooktop
- Granite counters w/ leather finish
- Single basin sink
- Loads of built-in cabinets
- Sharp microwave
- Bosch dishwasher
- Upgraded top-of-the-line kitchen appliances
- Sub Zero Refrigerator/Freezer
- Miele electric & convection oven
- Miele steam oven
- Built-in trash can drawer
- Recessed lights
- Ice maker
- Floor-to-ceiling pantry space
- Window with view to the front entry
- Custom tile flooring

Dining Room

- Cove style ceiling with double molding trim
- Oversized glass window to the lush exterior views
- Custom recessed lights
- Built-in speakers
- Floor molding
- 12' ceiling
- Custom walnut wood plank floors

Utility Room

- Full size washer & Dryer
- Granite folding counter
- Stainless sink
- Upper and lower cabinets
- Custom tile flooring

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Living Room

- Custom walnut wood plank floors
- Very unique & historic marble around
- Built-in art shelves with custom lighted nooks
- Oversized windows & doors to exterior patio
- Incredible view of wooded area behind home
- Cove style ceiling with double molding trim
- Built-in speakers
- Custom recessed lights
- Floor molding
- 10' ceiling

Second Floor

- High ceilings in all upstairs areas

Primary Bedroom

- Paneled French-style doors
- Carpet
- Custom drapes
- Crown & floor molding
- Recessed lights
- Incredible view of wooded area behind home

Primary Bathroom

- Extensive double sink and counters
- Separate dressing vanity
- Custom cabinetry
- Oversized double shower w/ tile & glass
- Crown molding
- Recessed lights
- Floating mirrors
- Chandelier
- Designer wall covering
- Built-in laundry hampers & cabinets
- Private commode room
- Tile floors
- Extensive closet with full custom build out
- 2nd large closet with built-ins, both carpeted
- Picture window with privacy shade/View of wooded area

Second Bedroom

- Carpet
- Crown molding
- Large closet + 2 additional closets
- Large windows
- Access to Juliet interior balcony

Shared Bathroom

- Carpet & tile floors
- Dressing vanity with sink & built-in mirror
- Under & wall cabinets
- Wet area: Marble surround tub/shower + toilet

Third Bedroom

- Carpet
- Crown molding
- Large picture window with shade
- 2 closets

Miscellaneous

- Elevator installed in 2021
- Custom built ins for art
- Stone pavers in garage, driveway, and sidewalk
- Standing Seam Metal roof
- Exterior storage room + Additional storage
- Beautifully landscaped
- Oversized Rear Deck
- TV's excluded

Note:

Home flooded in 2017. ONLY time any flood/rising water has entered inside living area in the last 25 years was during Hurricane Harvey, and ONLY after the Corps of Engineers released the Barker dam, which impacted & flooded all the downstream homes along Buffalo Bayou.

Area:

Private subdivision off Gessner, heavily wooded, professionally landscaped and maintained. 5 to 10 minutes from Interstate -10, Belt Way 8, and Westpark Toll Road. 5 minutes from Memorial City Shopping Center. 5 minutes from Memorial Herman Hospital complex at Memorial City. Close to Frostwood Elementary School in Spring Branch School District.