


For Sale
15414
Tutbury Cir.

Summerwood Lakes Village

PRICE
IMPROVEMENT!!!

\$539,900

**Ask about Seller Contributions to
Buyers' Closing Costs**

 **4,160 SQ. FT**
.27 ACRES



Property Features

-  **5 TO 6 BEDROOMS** **2 BEDROOMS DOWN**
-  **4 BATHROOMS** **2 FULL BATHS DOWN**
- FLEX ROOM OR STUDY** **4 BEDROOMS UP W/ 2 BATHS**
- FORMAL DINING**  **MEDIA OR GAME LOFT**
- POOL**   **3 CAR GARAGE W/ ATTIC**
-  **RAISED BED GARDEN** **CUL DE SAC LOT**



DIANA M. NICKELL, REALTOR®

4201 MAIN STREET | 200-123 | HOUSTON, TX 77002

TEXASPALLADIUM.COM
832.802.3833

OFFERED AT
\$539,900

HOME FOR *Safe*



THIS IMPRESSIVE 4000+ SQ. FT. HOME IN HOUSTON'S MASTER PLANNED COMMUNITY OF SUMMERWOOD OFFERS A HARMONIOUS BLEND OF SPACE AND FUNCTIONALITY. SPREAD ACROSS TWO FLOORS, THE PROPERTY BOASTS FIVE TO SIX BEDROOMS AND FOUR BATHROOMS, PROVIDING AMPLE ROOM FOR FAMILY LIVING OR ENTERTAINING GUESTS.

THROUGHOUT THE HOME, YOU'LL FIND A MIX OF TILE AND LAMINATE FLOORING & CROWN MOLDING THROUGHOUT, ADDING TO THE OVERALL AESTHETIC APPEAL. THE PROPERTY ALSO INCLUDES A LAUNDRY ROOM WITH AMPLE STORAGE AND ORGANIZATION SOLUTIONS. WALK-IN CLOSETS PROVIDE GENEROUS STORAGE SPACE, A VALUABLE FEATURE IN THIS WELL-DESIGNED FAMILY HOME.



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HOME FOR *Sale*



THE HEART OF THE HOME IS A MODERN, BRIGHT KITCHEN FEATURING WHITE CABINETS, STAINLESS STEEL APPLIANCES, AND A CENTRAL ISLAND WITH LARGE WALK-IN PANTRY. THE KITCHEN'S TRAY CEILING WITH RECESSED LIGHTING ADDS AN ELEGANT TOUCH. ADJACENT TO THE KITCHEN IS A FORMAL DINING ROOM WITH WAINSCOTING AND A CHANDELIER, PERFECT FOR FAMILY GATHERINGS OR DINNER PARTIES.

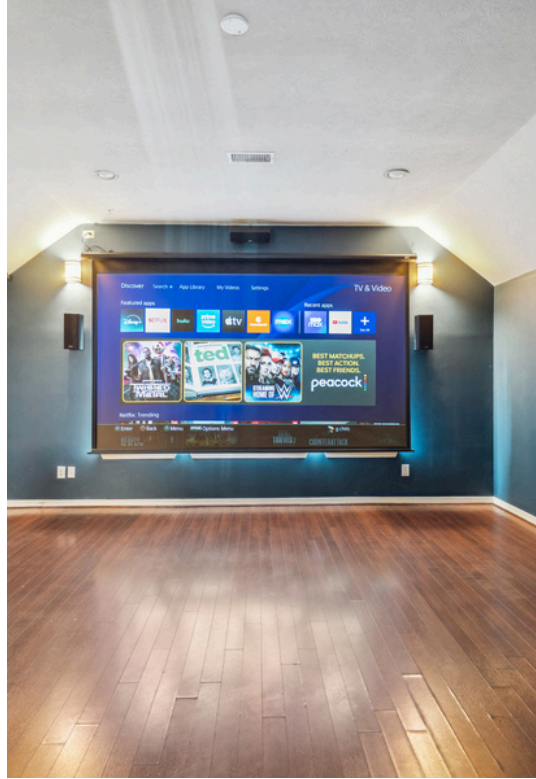
THE LIVING AREAS ARE DESIGNED FOR COMFORT AND RELAXATION, WITH ONE ROOM SHOWCASING LARGE ARCHED WINDOWS THAT FLOOD THE SPACE WITH NATURAL LIGHT. A DEDICATED OFFICE SPACE OFFERS A PROFESSIONAL WORK ENVIRONMENT WITHIN THE HOME. THE PRIMARY BEDROOM WITH SITTING AREA AND EN SUITE GARDEN BATH ENSURES A SPACIOUS RETREAT.



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Interior Improvements & Features

- Kitchen: Installed a Double Oven, Water Filter & Recessed Lighting
- Primary Bedroom: Porcelain Tile Flooring
- Primary Bath: Porcelain Tile Flooring, Fixtures, Lighting & Mirrors
- Smart Switches for Accent Lighting
- New Insulation in Attic | Attic Access Tent
- Security System with Cameras in Main Living Areas
- Smart Thermostats - Upstairs & Downstairs
- Theater System with 140" Retractable Screen
- HD Projector and Wired 7.1 Surround Sound System
- New Fixtures & Mirrors in Bathrooms
- New Ceiling Fans & Low Profile Light Fixtures Throughout
- **FEATURES:** Large Utility/Laundry Room | Option for Guest Bedroom Down with Full Bath | Large Ensuite Bath & Walk-In Closet | Flex Space for Home Office | Sitting Area in Primary Bedroom | Large Windows | Crown Molding Throughout 1st Floor | 18 x 18 Tile Floors | Lots of Storage | Additional Attic in 3 Car Garage | Sink & Workspace in Garage



Exterior Improvements & Features

- Pool with Cocktail Cove & Tanning Ledge | Multi Color LED Lights on Smart Switch | New Robotic Pool Cleaner | Energy Star Programmable, Variable Speed Pool Pump | Pre-Plumbed for Hot Tub.
- Covered Patio & Walkway to 3-Car Garage
- Fire Pit and Raised Bed Gardens
- Large French Drains
- Back Fence Less Than 5 Yrs Old
- 8 Zone Sprinkler System - Front & Back Yards and Flower Beds
- Drip Irrigation System for Hanging Plants
- Cul de Sac Lot with Large Side Yard
- Landscaped Front Yard with Large Trees
- 3-Car Garage with Attic & Long Driveway for Extra Parking
- Satellite Dishes removed from roof and shingles replaced along with new metal vent stacks by Spartan Roof Construction

Buyers Want to Know

- **Zone X**-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.
 - **Roof:** 12 Years - Recent Improvements by Spartan Roof Construction
 - **HVAC:** Downstairs Daiken - 3 Yrs | Upstairs TraneXR - 7 Yrs
 - **2 Water Heaters** - Gas | 3 Yrs & 12 Yrs
 - **Annual Utility Costs**
 - Electric \$3,500 or Avg. \$290/Month
- Shop for your power company: [PowertoChoose.org](https://powertochoose.org)*
- Gas \$600 or Avg. \$50/Month | [Centerpoint.org](https://centerpoint.org)
 - Water \$900 or Avg. \$75/Month

Water/Trash - MUD #342

<https://mmia.co/district-info/harris-county-mud-342>

Trash service is billed through your water district:

- **Trash Schedule:**
 - Pick up on Mon. and Thurs.
- **Providers:**
 - Texas Pride (281) 342-8178
- **Recycling:**
 - Weekly on Thursdays
- **Heavy Trash:**
 - Picked up on the 4th Wed. of each month.



Property Area Highlights

- Lake Meredith w/ walking trail 2 blocks away
- Located on a Cul de Sac
- Master Planned Community
- National Night Out
- Summerwood's Lakeside Market
- Clubhouse | Fitness Center | Pickle Ball & Tennis Courts | Walking Trails | Multiple Parks | Splash Pad | Playground

<https://www.summerwoodlife.com/amenities-map/>



PRIME LOCATION

- 1.5 Miles to [Deussen Park w/ Boat Launch to Lake Houston](https://www.hcp1.net/DeussenPark), Fishing Pier, Dog Park and much more...
<https://www.hcp1.net/DeussenPark>
- HEB Market | Home Depot | Kroger | Restaurants | Large Chain Stores & Shops
- Easily Accessible to W. Lake Houston Pkwy, Beltway 8 and Generation Parkway
- 23 Miles to The Heart of Downtown Houston
- Down the road from Atascocita, Humble & Kingwood





Schools

Humble Independent School District, known for its excellent schools. Plus, there's an on-site school, Summerwood Elementary.

Amenities

Residents enjoy a luxurious lifestyle surrounded by pristine lakes, lush parks, winding trails, sparkling pools, well-maintained tennis & pickle ball courts, and inviting playgrounds. The state-of-the-art recreation center provides for social gatherings and fitness activities.

Summerwood Master Planned Community

Looking for a place that feels like home and offers a bit of everything? Let me introduce you to Summerwood, a master-planned community in Northeast Houston that perfectly blends suburban peace with city convenience. Spread over 1,500 acres, this neighborhood is a true gem for families, professionals, and retirees alike.

One of the things that makes Summerwood special is its natural beauty. The community is designed to blend seamlessly with the landscape, preserving the lush forests and open meadows. You can explore miles of trails that take you through scenic spots, perfect for a morning jog or an evening stroll.

Source: https://www.har.com/summerwood/masterplan_36

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