

1902 Marlberry



1902 Marlberry is located off of Barker Cypress, 1 mile from I-10. The home was built in 1982 and fully remodeled in 2017.

- 1,717 square feet
- Single story, open floor plan
- 3 bedrooms, 2 full bathrooms

Living Room



The living room features built-in shelves, gas fireplace, and four west-facing windows looking into the front yard and neighborhood.

The living room features a custom, handmade lounging sofa built from solid ash with a walnut bowtie accent.

Kitchen & Dining



With the remodel, the kitchen square footage was expanded and layout updated to improve workflow and increase openness, cabinet storage, and counter space.

Kitchen & Dining



The kitchen features a RO water filtration system, gas range, under-counter lighting, and counter seating in the dining area.

Laundry



The laundry area is located off the dining area and enclosed by bifold doors. It includes plenty of cabinet storage, hook ups for gas or electric, an integrated folding table, and a clothing rod for hanging clothes.

Formal Dining / Flex Space



The formal dining room is located off the kitchen, and includes south-facing windows that look out over a planting area with lots of natural light.

This room could also be used as a library, school room, movie room, sun room, or general flex space.

Atrium



One of the most unique features of the home is an atrium that sits squarely in the middle of the house and lets light in all directions throughout the house. It's a great place to grow houseplants.

Bedrooms



This home features two secondary bedrooms in addition to the master. Both include closets and east-facing windows that overlook the backyard and garden.

Hall Bathroom



The hall bathroom sits between the two secondary bedrooms and was renovated to improve storage, openness and light. It also includes a custom live edge cedar framed mirror coordinating with the master bath mirrors.

Master Bedroom



The master suite sits at the end of the hallway and features two large windows looking into the atrium.

Master Bath & Closet



The master bathroom features a custom sliding barn door designed with a chevron pattern, double sinks, ample storage, custom live edge cedar framed mirrors, and soaking tub/shower combo.

The closet features built in drawers, with clothing rods on each side of the closet with shelving above.

Yard Space



The yard was completely redesigned to improve connection and flow between the front yard and back yard.

Large areas have been prepped for pollinator gardening according to permaculture landscape design.* These areas feature three rain gardens that the gutter downspouts drain to away from the house. These “fill” up during a big rain then absorb into the soil for whatever plants you choose to put there.**

*see attached list of recommended plants from YardFarmer.co

** see attached illustration of rain garden construction

Pergola



The pergola was added in 2023. The 17x17 seating area is covered by SkyPoly Hercules roofing, and features limestone counters, Bluetooth + AirPlay speakers, stainless steel sink*, fan and lights. There are custom solar shades on the south and west facing sides.

*the sink is plumbed to water the planting area next to the pergola, so is only for rinsing with water or using plant-friendly soap.

Pergola



The extension features a custom concrete bench for extra seating around the integrated 30" corten steel Breeo fire pit with heat deflector and grilling and cooking accessories.

Kids' Play Area



The kids' play area features a fully framed-in custom playhouse with rock wall, slide, and pulley system. Inside, it includes a loft, real windows, electrical, a small fan, and string lights. The roofing matches the pergola roofing, letting in natural light.

The rest of the play area features a swing set, picnic table, mud kitchen, and rain barrel hooked up to an old timey water pump* over a mud pit.

*Because the water pump is plumbed to an above-ground rain barrel (not an underground well), water will free flow out of the pump until the rain barrel is about half empty, and then the pumping mechanism can be used to get more water out. The water can be turned on/off at the rain barrel.

Vegetable Garden



Directly behind the house, there is a raised bed vegetable garden with approximately 350 square feet of planting space.

There are 2 x 350 gallon rain tanks plumbed into a gravity-fed drip irrigation system. Each raised bed has its own on/off valve so you can better direct irrigation. Each bed also features magnetic solar lights that come on at night.

Between the garden and back fence, the third rain garden catches the overflow from the rain tanks.

Other Specs



The garage features an epoxied floor, insulated garage door, and door connecting to the backyard.

The whole house has custom-fit light filtering shades, tankless water heater, and water softener.

The property backs up to the Addicks Reservoir, so there are no back neighbors. Sellers installed a gate in the back fence to access the area for exploring. The back fence also features powered string lights with timer functionality to light up in the evenings.

Other Specs



The sun rises over the back trees in the morning, and is a great place for bird watching. Woodpeckers and owls can be heard as well as many perching birds. You may also occasionally spot deer and hear coyotes at night.

Storms & Houston Concerns



The house flooded 11" in Hurricane Harvey, but is not located in a flood plane and is the highest elevation house in the neighborhood. The property has never flooded during any other storm before or since.

The property has also incurred no other issues or damage during natural disasters, including the derecho and Hurricane Beryl (other than power outages).

During heavy rains, the neighborhood drains well.

Around the Neighborhood

HOA fees: \$570.67 per year

Neighborhood Park: located at the Barker Cypress entrance to the neighborhood and includes a play set, pickleball and tennis courts, and pool

Cullen Park: less than a mile away and features extensive walking trails, soccer fields, playgrounds and more

West Park Preserve: two miles away and features a .3 mile trail, play areas for toddlers and bigger kids, an outdoor gym, and two pavilions. There are also two dedicated wetlands areas for viewing native flora and fauna.



West Park Preserve

Around the Neighborhood

Nottingham Country Greenbelt Park: five miles away and features two miles of walking trails

George Bush Park: approximately seven miles away, this 7,800 acre park includes soccer fields, softball/baseball fields, dog parks, an equestrian trail, a model airplane field, 11.36 miles of hike and bike trails, and a playground

Stephen F. Austin State Park: just 30 miles down I-10, this state park offers camping for full hookup or tent sites, 5 miles of hike and bike trails, and a 12 mile Nature Trail

La Centerra at Cinco Ranch: just under ten miles away, this city center features many restaurants, shops, Alamo Drafthouse Cinema, and often hosts live entertainment and events



La Centerra



George Bush Park

Schools & Homeschool Groups

The Mayde Creek Farms Neighborhood is zoned to the following schools in Katy ISD:

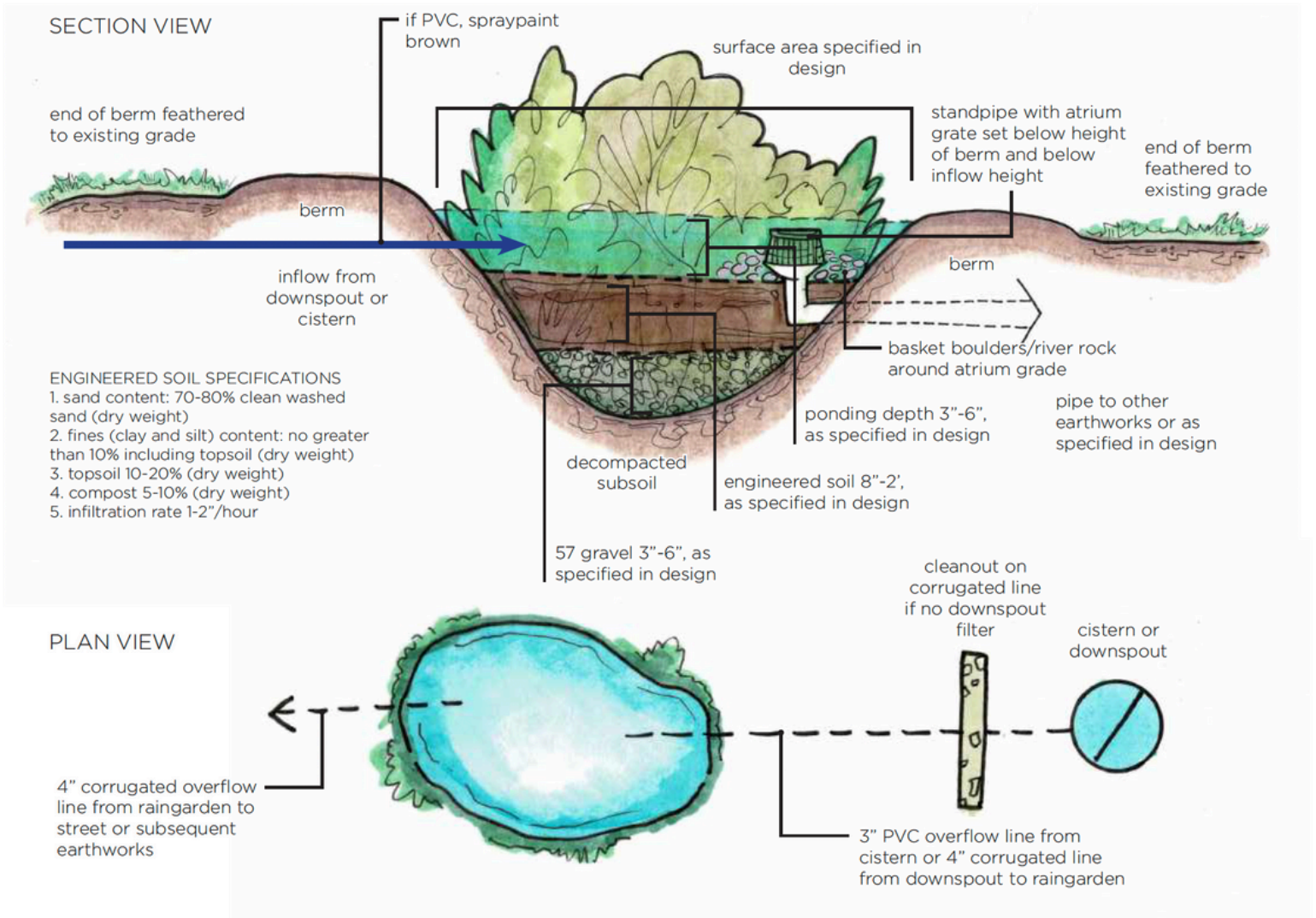
- Schmalz Elementary
- Mayde Creek Junior High
- Mayde Creek High School

Nearby resources include

- Cordovan art school, which features classes accommodating both homeschool and public school schedules
- Maude Marks Library, which is home to very friendly librarians who offer lots of programming
- Katy Light Homeschool Co-op
- Many other homeschool meetup options that can be found through various local Facebook Groups

Rain Garden Construction

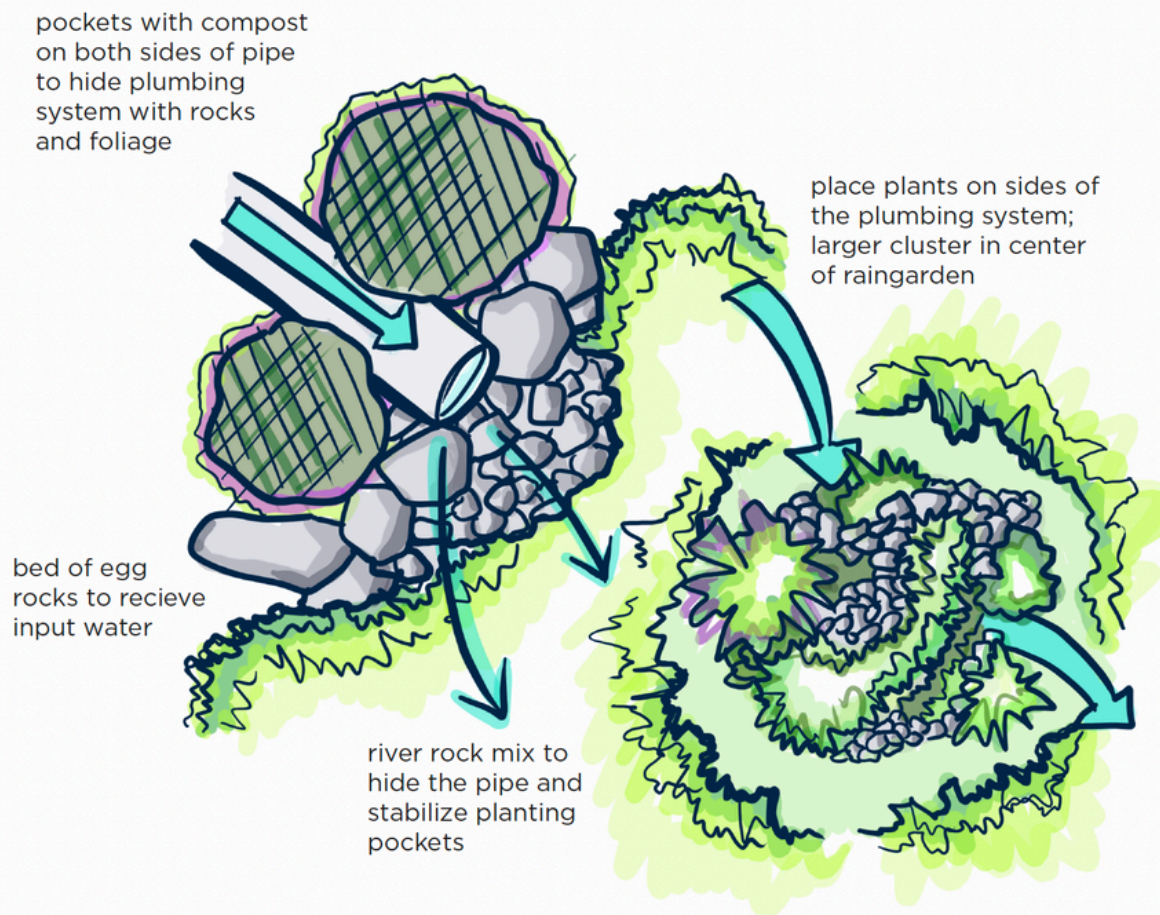
Earthworks: raingarden with engineered soil and plants



*rain gardens constructed with guidance from Shades of Green Permaculture

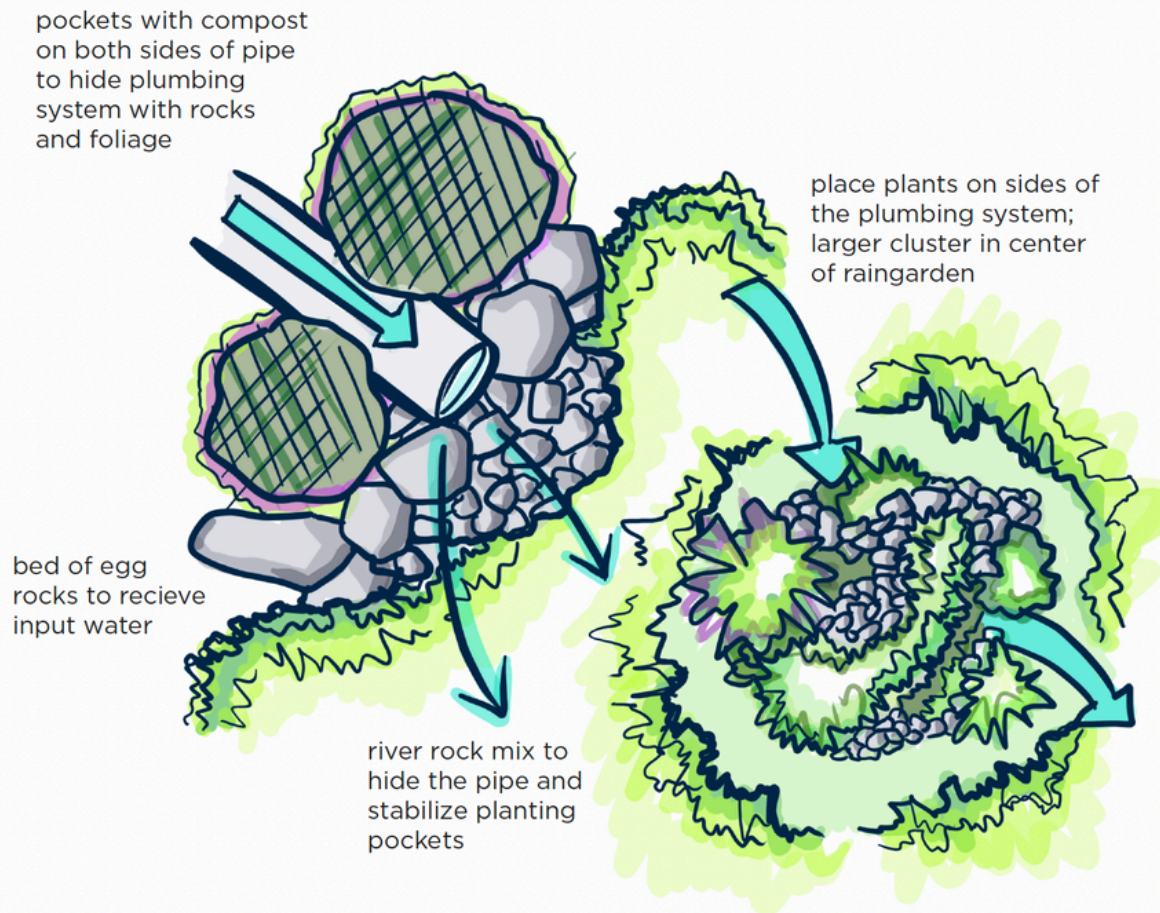
Rain Garden Construction

Earthworks: raingarden planting detail (plan view)



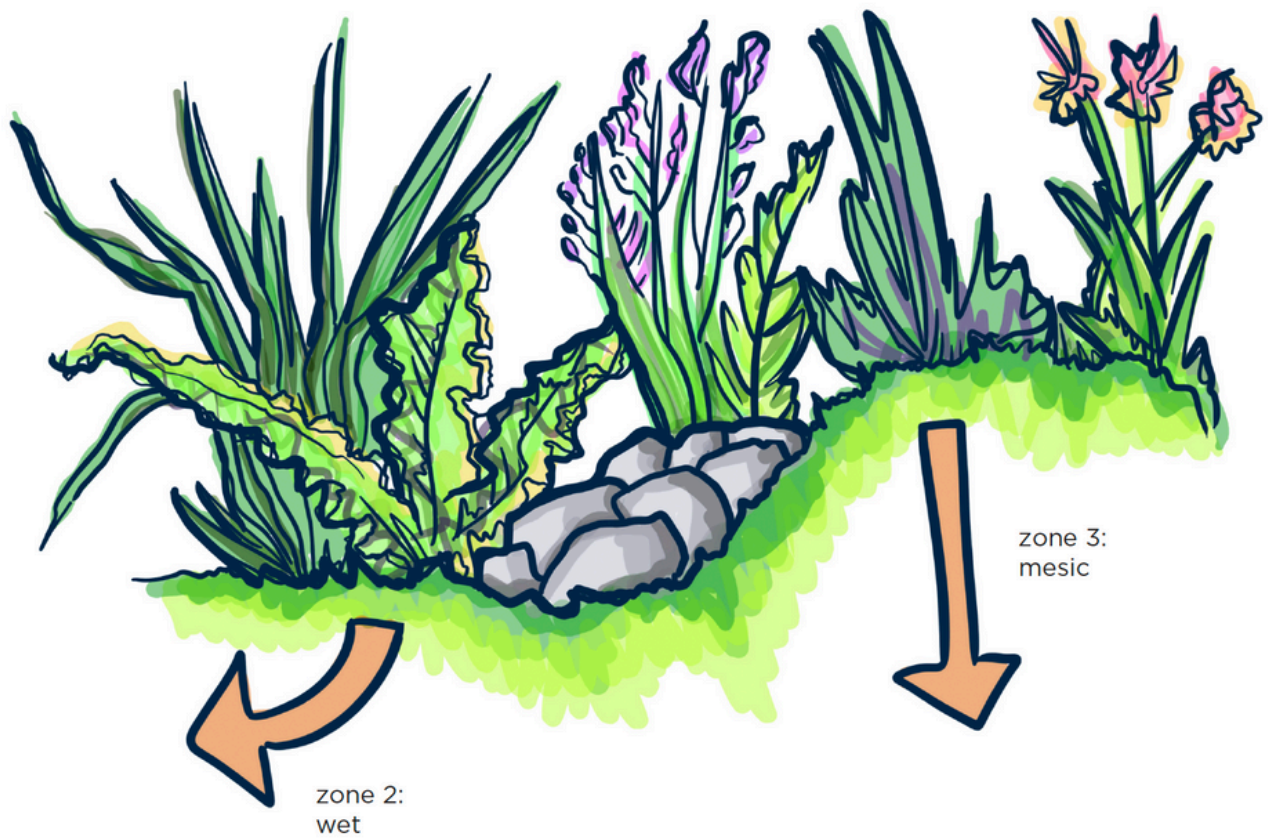
Rain Garden Construction

Earthworks: raingarden planting detail (plan view)



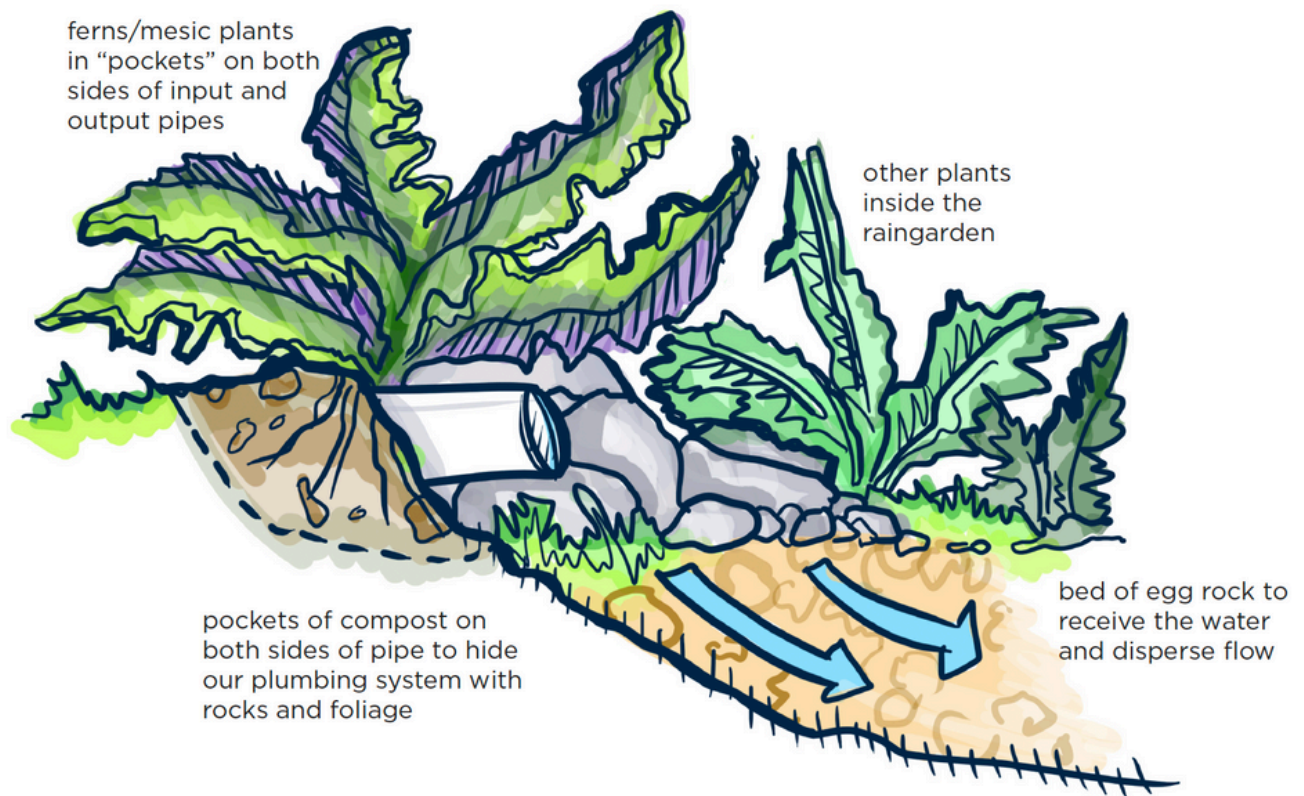
Rain Garden Construction

Earthworks: raingarden planting detail (section view)



Rain Garden Construction

Earthworks: raingarden planting detail (section view cont'd)



Planting Recommendations

These plans come from a consultation with [YardFarmer.co](https://www.yardfarmer.co) specifically for 1902 Marlberry and are in line with native, pollinator-friendly landscaping.

Some general design tips to remember:

1. Have your shapes and lines be cleaner and more “formal” the closer you are to the home. The further from the home you get, the more wild things can and should be.
2. Think of your yard like a floor plan. Every single function you want your yard to serve should have its own “room.” Pay attention to how you will flow from one room to the next.
3. In general, slope plants from highest in the back to lowest in the front. Using woody shrubs strategically throughout the landscape can break up the texture of the herbaceous perennials to provide some more visual structure.
4. As a general rule, perimeter all hardscape (driveway, sidewalks, paths, patio) with a flower border that softens the edges of the hard surfaces. I also like flower borders to separate hardscape from lawn, as that eliminates the need for constant lawn edging and maintenance.

The most ecologically significant plants for your area can be found [here](#).

I recommend sourcing plants for your project from [Buchanan’s Native Plants](#), but if you’re unable to find them there, you can purchase online from [Garden for Wildlife](#), which sends native plants right to your door.

I recommend sourcing mulch from [ChipDrop](#), which delivers free mulch from local arborists.

Planting Recommendations

Living Room Window Bed:

- Rain Barrel connected to gutter downspout
- Bury oyas or something similar, and fill from rain barrel
- Low growing plants like lupine, bluebonnet, poppy, creeping ground covers

Front:

- Frog Fruit (seed or start) in lawn circle and borders
- Yarrow, native grasses
- Get water to front area (mailbox quadrant) using oya pots or similar

Back Lawn Area:

- Buffalo Grass (full sun, low water, low to no mowing)
- Fescue, Yarrow, Clover
- Native American Seed

Pollinator Areas:

- 1-5 gallon starts: pick one type of grass (like blue gamma) 3' apart in a ribbon
- Grasses and perennials in the rain gardens
- Bushes and trees around it
- Milkweed in back rain garden
- Keep mulched between plants to prevent weed growth

Planting Recommendations

RAIN GARDEN, FULL SUN

Ornamental Grasses:

- Bushy Bluestem (full sun, high water)
- Smooth Cordgrass (full sun, high water)
- Sideoats Grama (full sun to partial shade, high water)
- Sawgrass (full sun to partial shade, high water)
- Switchgrass (full sun to partial shade, high water)

Flowering Perennials:

- Southern Blue Flag Iris (full sun, high water)
- Big Buttercup (full sun, high water)
- Giant Coneflower (full sun, high water)
- Helmet Skullcap (full sun, high water)
- Missouri Ironweed (full sun, high water)

Shrubs/Groundcovers:

- False Indigo Bush (full sun to partial shade, high water)
- Buttonbush (full sun, high water)
- Southern Dewberry (full sun to partial shade, high water)
- Hairyflower Spiderwort (full sun to partial shade, high water)

Planting Recommendations

RAIN GARDEN, SHADE TOLERANT

Ornamental Grasses:

- Creek Sedge (partial to full shade, high water)
- Ravensfoot Sedge (partial to full shade, high water)
- Leavensworth's Sedge (partial to full shade, high water)

Flowering Perennials:

- Partridgeberry (partial to full shade, high water)
- Obedient Plant (partial to full shade, high water)
- Cardinal Flower (partial to full shade, high water)
- Zigzag Iris (partial to full shade, high water)

Shrubs/Groundcovers:

- Strawberry Bush (partial to full shade, high water)
- Virginia Sweetspire (partial to full shade, high water)
- Common Blue Violet (partial to full shade, high water)
- White Avens (partial to full shade, high water)

Planting Recommendations

DRY SOIL, FULL SUN

Ornamental Grasses:

- Indian Ricegrass (full sun, low water)
- Splitbeard Bluestem (full sun, low water)
- Purple Lovegrass (full sun, low water)
- Texas Grama (full sun, low water)

Flowering Perennials:

- Texas Milkweed (full sun, low water)
- Golden Dalea (full sun, low water)
- Prairie Fleabane (low water, full sun)
- Rio Grande Globe Amaranth (full sun, low water)
- Hyssopleaf Boneset (full sun, low water)

Planting Recommendations

DRY SOIL, SHADE TOLERANT

Ornamental Grasses:

- Inland Sea Oats (partial shade, low water)
- Slender Woodoats (partial shade, low water)
- Cut Ricegrass (partial shade, low water)
- Southwestern Bristlegrass (partial shade, low water)

Flowering Perennials:

- Wild Red Columbine (partial shade, low water)
- Hairy Sunflower (partial shade, low water)
- Runyon's Water Willow (partial shade, low water)
- Golden Groundsel (partial shade, low water)
- Drummond's Wild Petunia (partial shade, low water)