

Features & Amenities of 9714 Braesmont Drive
Marilyn Estates/Meyerland Area

4 Bedrooms + Office + Gameroom + 5.5 Bathrooms + Outdoor Living Area + 2
Car Attached Garage + Double Wide Driveway + Parking Court
Custom Built Recent Construction (2008) + Elevated Above the 500 Year
Floodplain* + Brand New (April 2025) Refinished Natural Hardwood Floors +
Fresh Interior Paint + Quartz Counters + Zoned to Kolter Elementary School
4,074 House Square Feet/HCAD 11,704 Lot Square Feet/HCAD

First Floor

Foyer: 19'6" x 6'1"

- Dramatic 2 Story Foyer
- Freshly Painted Solid Wood Front Door
- Glass Sidelight adjacent to the Front Door. Note: Plantation Shutters for Privacy
- Polished Chrome Contemporary Style Chandelier
- Brand New (April 2025) Refinished Natural Hardwood Floors
- Fresh Designer Paint
- LED Recessed Lighting
- Coat Closet
- Arched Doorway from the Foyer to the Dining Area

Dining Area: 14' x 14'

- Architecturally Designed Ellipse Shaped Recessed Ceiling
- Light Modern Gold Lantern Style Chandelier
- Silhouette Style Pleated Shades
- LED Recessed Lighting
- Brand New (April 2025) Refinished Natural Hardwood Floors

Dining Area Continued:

- Fresh Designer Paint
- Crown Molding
- Picture Sized Windows view the Landscaped Front Yard
- Picture Sized Windows view the Grassy Side Yard
- Butler's Pantry adjoins the Dining Area & the Kitchen

Butlers Pantry: 6'2" x 5'2"

- Quartz Topped Counter & Backyard
- White Painted Raised Panel Cabinets & Drawers
- LED Recessed Lighting
- Walk in Pantry with Multiple Shelves
- Brand New (April 2025) Refinished Natural Hardwood Floors
- Fresh Designer Paint

Kitchen: 24'2" x 13'5"

- Quartz Countertops & Backsplash
- White Painted Raised Panel Soft Close Cabinets/Drawers
- Glass Front Upper Cabinets

Kitchen Continued:

- Quartz Topped Island/Breakfast Bar with Thermador Stainless Steel 5 Burner Gas Range, Bosch Stainless Steel Microwave, Undermount Stainless Steel Vegetable Prep Sink & Polished Chrome Faucet with Pull Out Spray, White Painted Furniture Style Cabinets/Drawers, & Wrap Around Breakfast Bar. Island/Breakfast Bar is Approximately 11'3" x 4'6"
- Deep Drawers for Storage of Cookware & Small Kitchen Appliances
- Commercial Style Stainless Steel Range Hood
- Bosch Stainless Steel Double Ovens
- Cabinet Faced Bosch Dishwasher
- Cabinet Faced Built-in Side-by-Side Sub Zero Refrigerator
- Quartz Topped Elongated Serving Bar (Approximately 13'5" x 2'3") with Two Fisher & Paykel Stainless Steel Pull Out Freezer Drawers, Two Stainless Steel Beverage/Wine Refrigerators, & White Painted Raised Panel Drawers
- Stainless Steel Farmhouse Sink, with 2 Basins
- Polished Nickel Goose Neck Faucet, with Pull Out Spray
- Separate Polished Nickel Filtered Water Dispenser

Kitchen Continued:

- Brand New (April 2025) Refinished Natural Hardwood Floors
- Fresh Designer Paint

Living Area: 26'8" x 19'8"

- Brand New (April 2025) Refinished Natural Hardwood Floors
- 2 Sets of Stationary French Style Glass Doors view the Covered Outdoor Living Area & the Landscaped Backyard
- Double French Style Glass Patio Doors open to the Covered Outdoor Living Area & the Landscaped Backyard
- Picture Sized Windows views the Landscaped Side Yard
- Fresh Designer Paint
- LED Recessed Lighting
- Contemporary Style Ceiling Fan, with Light & Glass Shade
- Storage Closet with Built in Shelves (underneath the Stairwell)

Powder Room/Half Bath: 6'1" x 5'

- Granite Topped Vanity
- Undermount White Kohler Porcelain Sink
- Oil Rubbed Bronze Faucet
- White Painted Raised Panel Cabinets & Drawers
- Contemporary Style Light Fixture
- Art Niche
- Oil Rubbed Bronze Towel Ring

Powder Room/Half Bath Continued:

- Brand New (April 2025)
Refinished Natural Hardwood Floors
- Fresh Designer Paint

Fourth Bedroom: 14' x 11'11"

- Leading to the 4th Bedroom is a Short Hallway with an Art Niche & Ceiling Mounted LED Recessed Light
- Brand New (April 2025)
Refinished Natural Hardwood Floors
- Fresh Designer Paint
- Contemporary Style Ceiling Fan, with Light & Glass Shade
- Clothes Closet with Built in Shelves, Multiple Hanging Rods, & 2 Panel Double Door Enclosure
- Picture Sized Windows view the Landscaped Backyard
- EnSuite Bath Adjoins the 4th Bedroom

EnSuite Bath for the 4th Bedroom: 9'1" x 4'10"

- Granite Topped Vanity
- Kohler Undermount White Porcelain Sink
- Polished Nickel Faucet
- Contemporary Style Light Fixture
- White Painted Raised Panel Cabinets

EnSuite Bath for the 4th Bedroom Continued:

- Walk in Shower with Travertine Tile Surround, Built in Bench, Rain Shower Head, Separate Shower Wand, & Sliding Glass Door Enclosure
- Fresh Designer Paint
- Kohler Commode
- White Painted Wall Mounted Storage Cabinet
- Travertine Style Tile Floors

Second Floor

Primary Bedroom: 26'8" x 15'10"

- Double Two Panel Doors, from the 2nd Floor Bedroom Hallway, open to the Primary Suite
- Raised Tray Ceiling
- Brand New (April 2025)
Refinished Natural Hardwood Floors
- Fresh Designer Paint
- Recessed Lighting
- Contemporary Style Ceiling Fan, with Light & Glass Shade
- Double French Doors & Adjoining Stationary French Door are Flanked by Picture Sized Windows
- Double French Doors open to the Spacious Balcony which features Composite Style Decking, Wrought Iron Railing, Arbor Cover, & Dual Coach Lights

Primary Bedroom Continued:

- Fabric Roller Shades Provide Privacy for the French Door, Stationary French Door, & Windows
- Architecturally Designed Curved Wall
- Two Panel Double Doors from the Primary Bedroom open to the Primary Bath
- Office/Flex Room adjacent to the Primary Bedroom

Office/Flex Room: 8'7" x 7'6"

- Brand New (April 2025) Refinished Natural Hardwood Floors
- Fresh Designer Paint
- Wall to Wall Built-in Shelves
- Built in Window Seat, with Storage Cabinets Below
- Contemporary Style Ceiling Fan, with Light & Glass Shade
- Side by Side Windows view the Landscaped Backyard
- Additional Set of Windows view the Balcony & the Landscaped Backyard
- Fabric Roll Shades
- The Office/Flex Room is Located Adjacent to the Primary Bedroom

Primary Bath: 16'5" x 14'3"

- Granite Topped Vanity
- Dual Kohler Undermount White Porcelain Sinks
- Polished Nickel Faucets
- Grey Painted Cabinets/Drawers

Primary Bath Continued:

- Dual Contemporary Style Light Fixtures
- Wall to Wall Mirror, with Beveled Edge
- Granite Topped Vanity Area
- Large Walk in Frameless Glass Shower (Approximately 6'8" x 3'8") with Travertine Tile Surround, Travertine Topped Built in Shower Bench, Polished Nickel Hand Held Rain Shower Wand, Multiple Body Sprays, Dual Built in Shampoo Shelves, Angled Ceiling, Recessed Lighting, & Natural Stone Tile Flooring
- Jetted Tub (Approximately 5' x 3'9") with Travertine Tile Surround, Polished Nickel Plumbing Fixtures, & Picture Sized Rain Glass Window, above the Tub
- Raised Tray Ceiling
- Recessed Lighting
- Travertine Tile Floors
- Fresh Designer Paint
- Private Water Closet with Kohler Commode, Travertine Tile Floors, Rain Glass Window, & Recessed Lighting
- Walk in Closet (Approximately 19'5" x 6'11") with Brand New (April 2025) Refinished Natural Hardwood Floors, Built in Dresser, Built in Shelves, Multiple Hanging Rods, Dual Flush Mount Light Fixtures, & Wall Mounted Dressing Mirror
- Linen Closet

Primary Bath Continued:

- Built-in Medicine Cabinet
- 2 Panel Double Doors from the Primary Bathroom to the Walk-in Closet

Second Bedroom: 17'11" x 14'4"

- Brand New (April 2025) Refinished Natural Hardwood Floors
- Fresh Designer Paint
- Contemporary Style Ceiling Fan, with Light & Glass Shade
- Triple Side by Side Windows view the Landscaped Front Yard
- Picture Sized Window views the Grassy Side Yard
- Walk in Closet (Approximately 6'6" x 4'2") with Wall Mounted Shelves & Multiple Hanging Rods
- Adjoins EnSuite Bath

EnSuite Bath for the Second

Bedroom: 9'7" x 4'10"

- Quartz Style Topped Vanity
- Kohler Designer Style White Porcelain Sink
- Polished Nickel Faucet
- White Painted Cabinets & Drawers
- Contemporary Style Light Fixture
- Full Tub/Shower with Tile Surround, Rain Shower Head, & Recessed Light
- Fresh Designer Paint
- White Painted Wall Mounted Storage Cabinet

EnSuite Bath for the Second Bedroom Continued:

- Built in Medicine Cabinet
- Kohler Commode
- Natural Stone Style Floors

Third Bedroom: 14'7" x 13'5"

- Brand New (April 2025) Refinished Natural Hardwood Floors
- Triple Side-by-Side Windows view the Landscaped Front Yard
- Contemporary Style Ceiling Fan with Light & Glass Shades
- Fresh Designer Paint
- Walk in Closet (Approximately 8' x 7'1") with Built in Shelves & Multiple Hanging Rods
- Adjoins EnSuite Bath

EnSuite Bath for the Third

Bedroom: 12'7" x 4'9"

- Quartz Style Topped Vanity
- White Porcelain Sink
- Polished Nickel Faucet
- White Painted Cabinets & Drawers
- Contemporary Style Light Fixture
- Linen Closet
- Full Tub/Shower with Tile Surround, Rain Shower Head, & Recessed Light
- Fresh Designer Paint
- Kohler Commode
- Natural Stone Style Tile Floors

Gameroom: 16'11" x 13'10"

- Brand New (April 2025)
Refinished Natural Hardwood Floors
- Wall to Wall Built in Shelves, with Cabinets Below
- Contemporary Style Ceiling Fan with Light & Glass Shade
- Floor Mounted Electrical Outlet
- Picture Sized Windows which view the Grassy Side Yard
- Double French Doors between the Gameroom and the Bedroom Hallway
- Adjoins EnSuite Bath

EnSuite Bath for the Gameroom: 9'7" x 4'11"

- Granite Topped Vanity
- Fresh Designer Paint
- White Porcelain Undermount Sink
- Polished Nickel Faucet
- White Painted Raised Panel Cabinets & Drawers
- Contemporary Style Light Fixture
- White Painted Wall Mounted Storage Cabinet
- Built in Medicine Cabinet
- Full Tub/Shower with Travertine Tile Surround, Corner Built in Shampoo Shelf, Recessed Light, & Slider Window
- Kohler Commode
- Travertine Tile Floors

Upstairs Landing (10' x 8'10") & Bedroom Hallway:

- Brand New (April 2025)
Refinished Natural Hardwood Floors
- Architecturally Inspired Oval Raised Ceiling with Recessed Lighting & Crown Molding
- Architecturally Designed Curved Walls
- Romeo & Juliet Arched Opening overlooks the Foyer
- Fresh Designer Paint

Laundry Room: 11'7" x 7'1"

- Granite Topped Folding Counter with White Painted Cabinets & Drawers Below
- Stainless Steel Sink & Polished Chrome Faucet
- White Painted Built in Cabinets
- Wall Mounted Shelf with Drying Rod
- Fresh Designer Paint
- Fluorescent Light
- Wood Stained Faux Wood Blinds
- Travertine Style Tile Floors
- Electric & Gas Dryer Connections

2 Car Attached Garage: 24'6" x 19'10"

- Custom Style Metal & Glass Garage Door
- Automatic Garage Door Opener
- Fresh Designer Paint
- Short Stairwell from the Garage to the House

Front Porch: 5'11" x 4'6"

- Wide Steps, with Wrought Iron Railing, which lead from the Ground Level to the Front Porch
- Staggered Chiseled Edge Travertine Tile Floor
- Wood Stained Bead Board Ceiling
- LED Recessed Light

Backyard Covered Outdoor Living

Area: 26'9" x 8'2"

- Staggered Chiseled Edge Travertine Tile Floor
- Wood Stained Bead Board Ceiling
- 3 Ceiling Fans
- Wrought Iron Railing
- 3 Arched Openings (with Brick Posts) view the Landscaped Back Yard
- Wrought Iron Gate from the Outdoor Living Area to the Composite Style Wood Steps
- Composite Style Wood Steps from the Outdoor Living Area to the Ground Level

Front Yard

- Landscaped Garden Beds & Mature Trees
- Double Wide Driveway
- Parking Court

Backyard:

- Backyard & South Side Yard feature a Concrete Walking Path

Backyard Continued:

- Mature Magnolia Trees, Crepe Myrtles, etc.,
- Privacy Fence

Exterior:

- Brick Clad Exterior
- Gutters and Downspouts

School Information:

- Zoned to Recently Rebuilt Kolter Elementary School – Foreign Language Magnet School
- Zoned to Meyerland Middle School – Performing & Visual Arts Magnet School
- Zoned to Westbury High School

House Specifications:

- Custom Built in 2008*
- Elevated Above the 500 Year Flood Plain when Built in 2008*

Mechanical & Electrical

Specifications:

- Zoned A/C & Heat
- Two Water Heaters

Neighborhood Information:

- Marilyn Estates is conveniently located with an easy commute to the Texas Medical Center, Downtown Houston, the Galleria, Greenway Plaza, and the Museum District

Neighborhood Information

Continued:

- Located within Walking Distance (Located on the Corner of Atwell & South Braeswood) to the Newly Renovated Community Center Campus (Jewish Community Center) which offers the Bertha Alyce Early Childhood School, Dance Classes, Gymnastic Classes, Art Classes, Fitness Center, Pool Aquatics Center, Tennis Center, etc.
- Located within Walking Distance to the Meyerland Minyon Synagogue
- Deed Restricted Community with an Active Homeowners Association – Marilyn Estates Civic Association
- 24 Hour Constable Security Patrol
- Neighborhood Grocery Stores include the Recently Built HEB Meyerland Market on Beechnut Street, Walmart Neighborhood Market Grocery Store on Hillcroft, and Randall's Grocery Store in Meyer Park

Neighborhood Information

Continued:

- Meyerland Plaza Shopping Center, which is located on Beechnut, offers a Multitude of Retail Stores including Target, Dicks Sporting Goods, Marshalls, Office Depot, Nordstrom Rack, etc. Meyerland Plaza also offers Restaurants which includes Escalante's, La Madeline, Café Express, Akiko Sushi & Bar, etc.

This information has been prepared for marketing purposes only and should be confirmed by the buyer and the buyer's Representative.

*This information was provided by the Seller.