

11607 Lakeside Place Upgrades & Features



11607 Lakeside Place Drive

WALKER'S MARK TOWNHOMES
ENERGY CORRIDOR/WESTCHASE DISTRICT

2-3 Beds | 3 Baths | 2-Car Garage

Functional Floorplan & Flexible Livability:

First-Floor Living Includes:

- ❖ **True First-floor Living:** With two bedrooms—both with updated en-suite bathrooms—kitchen, dining, and living all on the first floor.
- ❖ **Living Room:** High vaulted ceilings, fireplace, numerous windows that flood the space with natural light, and opens to the dining room and patio that spans the entire length of this corner unit.
- ❖ **Dining Area:** Features a built-in butler's pantry area and is perfectly situated between the kitchen, living room, and private patio.
- ❖ **Kitchen:** Updated with granite countertops and has a HUGE walk-in pantry.
- ❖ **Primary Bedroom:** Offers dual closets, an updated en-suite bathroom, a built-in vanity area with granite counters, and a sliding glass door leading to a private patio.
- ❖ **Versatile Secondary Bedroom Downstairs:** Doubles as the perfect guest room or home office, and is currently accessible via the French doors off the dining room or the door off the hallway leading to the bedrooms.
- ❖ **Entryway:** Covered front porch leads to the entryway with a coat closet

Second Floor Offers:

- ❖ **Flex Space:** This versatile space can easily be the third bedroom, game room, or craft room, and has an updated en-suite bathroom.
- ❖ **Tons of Extra Storage:** Giant storage closet with built-ins leads to a walk-in attic with 24' of decked storage space
- ❖ **Potential Roof Top Patio:** Sliding doors lead to a 26' W rooftop that can be converted for use as a rooftop sitting area.

Updates Include:

- ❖ Roof was replaced ~2 years ago
- ❖ Updated tile floors extend from the entryway throughout the living, dining, kitchen, hallway leading to bedrooms, and all bathrooms.
- ❖ Secondary bedroom down updated with laminate wood floors
- ❖ Kitchen with granite counters
- ❖ Updated bathrooms throughout include:
 - **Primary bathroom:** granite counters, framed mirrors, sink + vanity area, and floor-to-ceiling cabinets providing extra storage
 - **Secondary bathroom down:** Updated vanity, framed mirror, granite counters, updated tile extends up the wall, and walk-in shower.
 - **Secondary bathroom up:** Updated with an updated cabinet and checkered tile floors
- ❖ Energy efficient sliding doors, leading to the patio, off the dining room and primary bedroom.
- ❖ Foundation repair includes a lifetime transferable warranty.

The Great Outdoors:

- ❖ Sought-after (interior) corner unit location
- ❖ Oversized attached 2-car garage
- ❖ 62' L private patio spans the entire length of the home and offers direct access to the living, dining, and primary bedroom.
- ❖ The second-floor deck area can be finished out to become a 26' W rooftop patio.
- ❖ Covered front porch

Perfectly Located: Community & Area Amenities

Walker's Mark Townhomes in the beautiful Briar Forest neighborhood of Houston:

- ❖ Amenities dedicated to the quiet community of Walker's Mark include:
 - Pool
 - A Clubhouse with a fully loaded kitchen, seating and dining area, onsite restrooms, outside grill, and direct pool access.
 - Shaded pathways with 225 oak trees, perfectly situated throughout the community.

Energy Corridor/Westchase District Location Provides:

- ❖ Located in Briar Forest, bordering the sought-after neighborhood of Lakeside Place.
- ❖ Direct access to the Energy Corridor, Westchase District, and City Center.
- ❖ Close to Terry Hershey Park, neighborhood shopping, schools, restaurants, and entertainment options.
- ❖ Quick access to I-10, Beltway 8, and the Westpark Tollway.
- ❖ 3 minutes from Club Westside and 2 minutes to Lakeside Country Club