

# Features of 13202 Barkley Bend Houston TX 77044

## **Interior Features:**

- Open floor plan with direct line of sight from front to back
- Archways
- Engineered hand scraped wood
- Luxury vinyl plank installed in all bedrooms in December 2022
- High ceilings
- Recessed lighting
- Lots of natural light
- Plantation shutters
- Ceiling fans
- Numerous rooms painted 2022 (primary bed and bath, office, guest bath, child's bedroom), 2023 (living room, dining room and kitchen) and 2024 (entry way)
- Large home office with French doors
- Tile flooring in wet areas
- Family room with built-in stereo speaker
- Hall closet
- Enclosed laundry room with shelving and storage closet

## **Kitchen Features:**

- Island with seating
- Pendant lighting over island
- Under cabinet lighting
- Goose neck faucet
- Granite counters
- 5 burner gas range replaced in April 2023
- Microwave replaced in April 2023
- Dishwasher replaced in April 2023
- Tumbled stone backsplash
- Pantry

## **Primary Bedroom and Bathroom Features:**

- King sized bedroom
- Ceiling fan
- Pool views
- Double sink vanity with granite counter
- Framed mirror
- Tile flooring
- Shower with tile surround
- Garden tub

All information deemed to be accurate but cannot be guaranteed. All information per sellers.

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- Large, walk-in closet

## Exterior and Outdoor Features:

- Oversized corner lot
- Culdesac street
- Brick front elevation
- 4 side brick – low maintenance
- Beveled glass front door
- 2.5 car garage
- Private backyard
- Covered (30' x 13') patio:
  - ceiling fan
  - gas stub out
  - stereo speakers
- Outdoor kitchen installed in December 2023
- Gunite pool
  - Heated
  - Saltwater
  - Tanning ledge
  - Waterfalls
- Wrought iron fence around patio installed in December 2023
- Gutters
- Pergola
- Fence replaced in December 2023

## Mechanical/Structural and Energy saving features:

- Tech shield radiant attic barrier
- Double pane windows
- Solar tinted windows
- Storm door
- Roof – 2012 (original to year of build)
- Furnace – 2012 (original to year of build)
- A/C – 2012 (original to year of build)
- Water Heater - 2019

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