

7628 Olympia Drive

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This home is a large, modern three bedroom home in sought after Hammersmith. There are two gas log fireplaces, one in the master and the other in the over sized den. Granite in the large master bedroom and bath with separate shower and tub. A great opportunity for gracious living in this convenient location.

*2 Floors; 3 Bedrooms; 2 Full Baths / 1 Half Bath; Oversized 2-Car Attached Garage
3,012 sq ft (per Appraisal) on 2,160 Lot (per HCAD)*

ENTRY

Front entry amid charming townhome garden courtyard with professional landscaping, planting beds, sculpted greenery and large oak in front yard with branching canopy
Dual exterior wall-mounted electric ironwork and beveled glass coachman lanterns illuminate the covered porch entryway

FOYER - 7' X 3' 8"

Tall, divided light front door with beveled glass panels and brass hardware
Coat closet with hanging bar and overhead shelf
Crown molding
Recessed lighting
Brick flooring in basket weave pattern with double-edged baseboards

ENTRY HALL - 25' 5" X 3' 1"

Carpeted staircase with wood spindled balustrade set into wood footing and hardwood banister
Recessed lighting
Recessed alcove (6q10+x 6q10+) for furniture placement
Brick flooring in basket weave pattern with double-edged baseboards
Door to Family Room (Door currently removed by Seller, and is stored in Garage)
Cased opening to Dining Room
Cased opening to Living Room
Door to Powder Room

Powder Room

Cultured marble vanity with integrated sink and cabinets below
Decorative vanity mirror
Two wall-mounted light sconces
Wallpaper

Brick flooring in basket weave pattern with double-edged baseboards

LIVING ROOM - 15' 2" X 19'

Wall with triple tall (7q8+) seamless glass windows with plantation shutters overlooking front garden courtyard
Crown molding
Ceiling height = 9q9+
Hardwood floor with double-edged baseboards
Cased opening to Dining Room
[Living Room Drapes are Excluded]

DINING ROOM - 15' 2" X 12' 1"

Wired and blocked for chandelier
Crown molding
Toile wallpaper
Brick flooring in basket weave pattern with double-edged baseboards
Cased opening to Entry Hall
Door to Kitchen

KITCHEN - 7' 10" X 12' 3"

Wood cabinets with under-cabinet lighting
Custom cabinetry features include under-counter trash slide, wide drawers and cabinets; deep pan drawers and cabinet compartmented for platter storage
Slab granite counters with bullnose edging and 6+x 6+stone tile backsplash with diagonally set inlaid granite 3+x 3+accent tiles
Space for refrigerator with cabinets above
Kenmore stainless steel dishwasher
KitchenAid stainless steel self-cleaning double ovens: upper is combination of microwave and convection; lower has bake/broil/roast convection capabilities

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KitchenAid 4-burner electric cooktop with integrated touch-activated controls allows element selection based on cookware size
Stainless steel Zephyr vent hood / light
Under-mounted oversized Kohler single sink with single lever fixture with retractable sprayer head and disposal
Crown molding
Recessed lighting
Brick flooring in basket weave pattern with double-edged baseboards
Cased opening to Breakfast Room
[Refrigerator is Excluded]

BREAKFAST ROOM – 10' 8" X 10' 8"

Wall of triple, recessed floor-to-ceiling lighted storage closets with shelf storage
Block-paneled accent walls
Brick flooring in basket weave pattern with double-edged baseboards
Door to Utility Room (and Garage)
Open to Family Room

FAMILY ROOM 10' 6" X 30' 3"

Gas log fireplace with carved wood mantel, slab granite surround and slab granite hearth
Built-ins on both sides of fireplace with upper level adjustable shelves and cabinets below (one has TV niche)
Wall with two floor-to-ceiling built-in bookcases with adjustable shelves and center recessed block-paneled alcove with ceiling level shelves above
Block paneled walls
Two ceiling fans
3 skylights
Recessed lighting
5+x 5+inlaid wood-block parquet floor

UTILITY ROOM – 5' 6" X 7' 9"

Maytag Heavy Duty Washer
Electric Maytag Heavy Duty Dryer
Cabinets over washer and dryer
Under-cabinet built-in cubbies
Vinyl flooring in brick pattern
Exit door to Garage

SECOND FLOOR

SECOND FLOOR HALLWAY

Ceiling mounted light fixtures
Ceiling mounted pull-down attic stairs
Carpet
Door to Hall Bath
Door to Bedroom # 2
Door to Bedroom # 3
Door to Master Suite

MASTER SUITE

MASTER BEDROOM – 14' 2" X 20' 2"

Gas log fireplace with carved wood mantel, slab granite surround and slab granite hearth
Wall with triple tall (5d10+) sash windows with plantation shutters
Carpet

MASTER CLOSET – 5' 7" X 9'

Double and single hanging bars with overhead shelf
Shelf tower with 6 shelves
Door-mounted full length dressing mirror
Ceiling mounted lighting
Carpet

MASTER BATH

Double wood door entry from bedroom
Cultured marble vanity with two integrated sinks with drawers and cabinets below
Vanity with knee space
Counter to ceiling vanity mirror
Mirror-mounted lighting
Medicine cabinet
Cultured marble deep soaking tub set into recessed bay window alcove with plantation shutters
Separately enclosed room with commode, linen closet with laundry drop cabinet and luxury shower with 12+x 12+stone tile surround, rimless glass enclosure, rimless glass door, seat, and wall-mounted brushed nickel shower head with adjustable height and detachable hand shower
Ceiling mounted heat lamp by Emerson Electric
Wallpaper
12+x 12+stone tile floor

BEDROOM # 2 – 11' X 14'

Currently used by Seller as an Office
Ceiling fan with light

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Walk-in closet with hanging bar and overhead shelf
Carpet
Glass door with plantation shutters opens to wrought iron railing overlooking front garden courtyard

BEDROOM # 3 – 11' X 14'

Block-paneled walls
Ceiling fan with light
Walk-in closet with wrap-around hanging bars and overhead shelves
Carpet
Double glass doors with plantation shutters opens to Juliet balcony with wrought iron railings and window boxes overlooking front garden courtyard
Door to Hall Bath

HALL BATH

Solid surface counters with dual integrated sinks, drawers and cabinets below and vanity with knee space
Medicine cabinet
Counter to ceiling mirror
Recessed lighting
Step-in closet with hanging bar and overhead shelf storage
12+x 12+stone tile floor
Separately enclosed room with commode, linen closet with laundry drop cabinet, ceiling mounted heat lamp by Emerson electric, 12+x 12+stone tile floor and tub/shower 12+x 12+stone tile surround

This floor plan does not calculate, nor purport to represent in any way the total square footage of the property depicted. This is a concept drawing and is not to be confused with, or used as, any sort of property appraisal. While every attempt has been made to ensure the accuracy of this floor plan, measurements are approximate and have been rounded for expediency. The services, systems and appliances shown in the floor plan have not been tested and no guarantee as to their operating ability, efficiency, or if they are indeed included in the sale of the property is implied by this concept drawing. Buyer should independently validate and verify all information visually depicted here.

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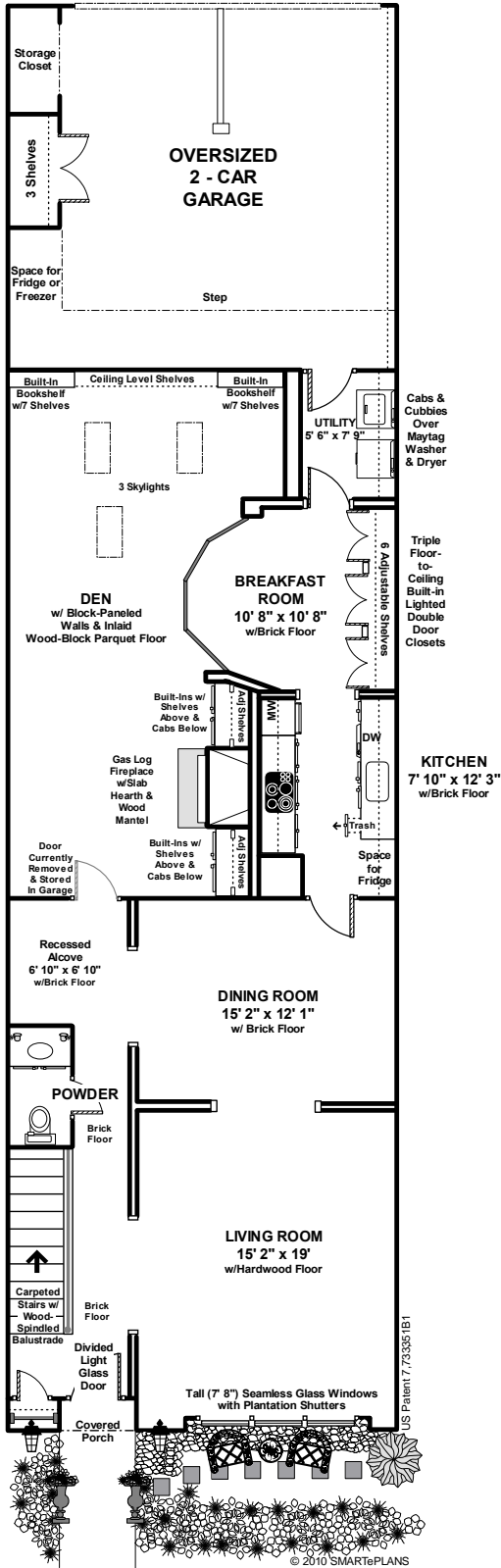
OTHER FEATURES

Central air conditioning and heating
Alarm system with LED read-out
Attached oversized 2-car garage with elevated storage ledge; automatic garage door opener; recessed storage area; double-door storage closet with 3 shelves; space for fridge/freezer; wall-mounted shelving and painted and sealed concrete garage floor
Maintenance Fee includes use of Clubhouse, pool and maintenance of grounds

EXCLUSIONS

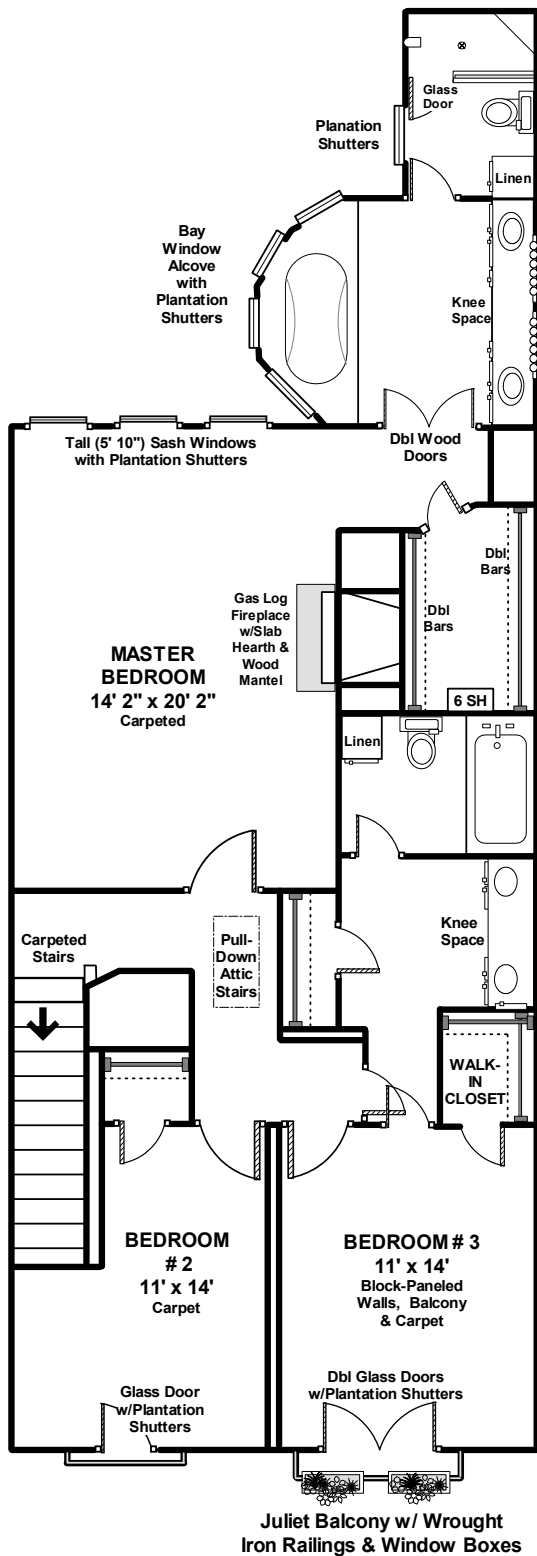
~ Living Room Drapes
~ Refrigerator

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FIRST FLOOR

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SECOND FLOOR

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