



11527 Green Oaks

HOUSTON, TX 77024

OVERVIEW & PROPERTY DETAILS

- **Square Footage:** 8,777 sq. ft.
- **Lot Size:** 39,730 sq. ft. "Village Acre"
- **Premium Location:** Highly coveted Piney Point / Memorial Villages cul-de-sac with no front neighbors, no immediate side exposure, and positioned directly across from the St. Francis pedestrian gate.
- **Builder:** Abercrombie Custom Homes
- **Year Built:** 2006 (Remodeled in 2018 & 2020)
- **Bedrooms:** 5 (including a luxurious first-floor Primary Suite)
- **Bathrooms:** 6 Full Baths / 2 Powder Rooms
- **Garages:** Oversized 4-Car Garage with circle driveway and security gate.

RECENT UPGRADES & FRESH IMPROVEMENTS (2022-2026)

- **New Roof:** Installed June 2026.
- **Fresh Paint:** Touch-ups completed throughout the entire home (June 2026).
- **HVAC:** All systems fully serviced (June 2026).
- **Limestone Floors:** Professionally cleaned in the main living areas (June 2026).
- **Exquisite Gracie Wallpaper:** Featured in the dining room, living area, and primary bathroom.
- **Carpets:** Professionally cleaned in secondary bedrooms (June 2026).
- **Pool Enhancements:** Two pool heaters added for year-round enjoyment.
- **Bathroom Addition:** A full bathroom with a shower was added just inside the outdoor pavilion entrance, creating the perfect pool bath.
- **Garage Upgrades:** Newly installed epoxy flooring and ultra-bright LED lighting.
- **Backyard Enhancements:** Mosquito misting system installed for comfortable outdoor living, along with an enlarged sump pump for optimized drainage and partial fence replacement.

PREMIUM ESTATE COMFORTS & CUSTOM FEATURES

- **Fireplaces:** Four fully functional gas fireplaces plus one elegant decorative fireplace.
- **Versatile Bonus Room:** Flexible space located just off the primary bath, ideal as a second study, nursery, fitness room, or dressing room.
- **Water Systems:** Whole-house water filtration system (not a softener), plus a reverse osmosis system and dedicated filtered drinking water connected to the downstairs wet bar.
- **Convenience Elements:** Automatic exterior awnings/shades on the primary bedroom window and kitchen door. Dual washer/dryer hookups on both levels, with all washer and dryer sets included.
- **Entertainment Hubs:** Media room equipped with a movie screen, projector, mood lighting, and wall-mounted TV.
- **Storage:** Large walk-out climate-controlled storage room located directly off the game room. Every bedroom features a spacious walk-in closet.

RESORT-STYLE OUTDOOR LIVING

- **Park-Style Pool:** Resort-inspired pool featuring three water slides.
- **Summer Kitchen & Pavilion:** Designed for effortless outdoor entertaining, al fresco dining, and year-round enjoyment.
- **Prime Neighborhood Position:** Coveted cul-de-sac location with no front neighbors, offering enhanced privacy and tranquility.
- **St. Francis Pedestrian Gate Access:** Conveniently located directly across the street (buyer to verify eligibility and access requirements).

Builder- Abercrombie Custom Homes