9400 Doliver Drive Unit #16
Doliver Point Townhomes/Memorial Area
2 Bedrooms + 2.5 Baths +Butler's Pantry/Flex Room + 2 Car Enclosed Carport + Gated Community
Premier Location on the Banks of Buffalo Bayou, Luxury Vinyl Flooring, Granite Counter, Picture Windows, Primary Suite with Vaulted Ceiling & Fireplace

First Floor

Foyer: 7'10" x 3'9'

- Leaded Glass Front Door
- Weathered Hickory Toned Luxury Vinyl Floors
- Coat Closet – Storage Area of 8'9" x 7' Underneath the Stairwell

Living Area: 23'5" x 12'7"

- Weathered Hickory Toned Luxury Vinyl Floors
- Triple Stationary Picture Windows view the Lush Landscaping with Buffalo Bayou in the Background
- Double Stationary Picture Windows view the Outdoor Decked Patio, Lush Greenery, and Mature Trees
- Tiered Crystal Style Chandelier
- Beveled Mirrored Wall
- Recessed Lighting
- Crown Molding
- The Living Area opens to the Dining Area
- Hunter Douglas Power Rise Silhouette Window Shades

Dining Area: 16'11" x 11'5

- Crystal Style Candelabra Chandelier

Dining Area Continued:

- Triple Stationary Windows view the Lush Greenery & Mature Trees
- Double Glass Patio Doors open to the Covered Decked Patio, Lush Landscaping, and to the Banks of Buffalo Bayou
- Weathered Hickory Toned Luxury Vinyl Floors
- Hunter Douglas Power Rise Silhouette Window Shades

Kitchen: 12' x 8'3"

- Granite Countertops
- White Painted Shaker Style Cabinets with Glass Front
- Deep Drawers for Storage of Cookware & Small Kitchen Appliances
- KitchenAid Stainless Steel 4 Burner Electric Range with Oven Below
- KitchenAid Stainless Steel Dishwasher
- KitchenAid Stainless Steel Built in Microwave
- KitchenAid French Door Style Refrigerator – Remains*
- Walk in Pantry with Wrap Around Shelves

Kitchen Continued:

- Weathered Hickory Toned Luxury Vinyl Floors
- Recessed Lighting
- Dual Flush Mount Light Fixtures

Breakfast Room: 8'3" x 7'11"

- Weathered Hickory Toned Luxury Vinyl Floors
- Recessed Lighting
- Garden Window with Glass Shelves

Butler's Pantry/Flex Room: 10'1" x 5'7"

- Wall-to-Wall Countertop with Built-in Cabinets Above and Built-in Cabinets/Drawers Below
- 2 Tiered Built in with Cabinets Above & Utility Cabinet Below
- Light Taupe Tile Floors
- Flush Mount Light Fixture

Half Bath/Powder Room: 6'4" x 2'7"

- Kohler White Porcelain Pedastal Sink with Polished Nickel Faucet & Polished Nickel Lever Handles
- Designer Wallpaper
- Framed Mirror
- Kohler Commode
- Weathered Hickory Toned Luxury Vinyl Floors

Stairwell:

- Weathered Hickory Toned Luxury Vinyl Treads & Risers

Stairwell Continued:

- Stairwell Landing with Picture Sized Window views the Lush Landscaping

Second Floor

Primary Bedroom: 17'1" x 14'4"

- Vaulted Cathedral Ceiling
- Crystal Style Candelabra Chandelier
- Natural Stone Faced Fireplace
- French Door opens to the Private Upstairs Balcony
- Walk in Closet (Approximately 8'7" x 5'10") with Built in Shelves & Multiple Hanging Rods
- Weathered Hickory Toned Luxury Vinyl Floors
- Hunter Douglas Power Rise Silhouette Window Shades

Upstairs Balcony off of the Primary Bedroom: 24'8" x 7'2"

- White Painted Wood Deck
- Wrought Iron Railing
- Wood Deck of the Balcony was Redone July 2022, Per Seller

Primary Bath: 9'5" x 9'2"

- Granite Topped Vanity
- White Painted Cabinets & Drawers
- Polished Nickel Faucet
- Polished Nickel Light Fixture with Milk Glass Shades
- Wall to Wall Mirror above the Vanity

Primary Bath Continued:

- Walk in Shower with Tile Surround
- Wall Mounted Floor to Ceiling Dressing Mirror
- Kohler Commode
- Light Taupe Hued Tile Floors

Second Bedroom: 16'4" x 13'4"

- Crystal Style Chandelier
- Crown Molding
- Weathered Hickory Toned Luxury Vinyl Floors
- Clothes Closet (Approximately 11'3" x 5'4") with Built in Shelves and Hanging Rod
- Hunter Douglas Power Rise Silhouette Window Shades
- EnSuite Bath Adjoins the Second Bedroom

EnSuite Bath for the Second Bedroom: 8'6" x 4'11"

- Granite Topped Vanity
- Wood Stained Cabinets
- Kohler Undermount Sink
- Decorative Framed Mirror
- Full Tub/Shower with Tile Surround
- Light Taupe Porcelain Tile Floors

Laundry Room: 7'1" x 5'7"

- Full Size Whirlpool Front Loading Washer (on Pedestal) and Front Loading Dryer (on Pedestal) – Remain Per Seller
- Wall Mounted Shelves
- Mosaic Tile Floors

Finished Attic: 18'6" x 11'2"

- Linoleum Flooring
- Water Heater with Safety Pan Underneath

2 Car Carport: 18'18" x 18'10"

- Patterned Concrete Floor
- Wrought Iron Style Enclosure on Both Sides of the Carport – The West Side has a Pedestrian Walk-thru Gate
- Enclosed Carport with Automatic Wrought Iron Style Doors

Outdoor Patio Area & Grounds:

- Covered Outdoor Patio (11'6" x 11'6") with White Painted Wood Deck & Overhead Crystal Style Light Fixture
- Wood Deck of the Covered Patio was Redone July 2022 – Per the Seller
- From the Covered Outdoor Patio, a Flagstone Pathway leads to the Lush Greenery & to the Banks of Buffalo Bayou
- 4 Tiered Decorative Fountain – To be Conveyed As Is
- Buffalo Bayou with all of its Beauty, is Located at the Rear of the Property

Items to Remain:

- Existing KitchenAid Stainless Steel French Door Refrigerator
- Existing Full Size Whirlpool Front Loading Washer & Dryer
- All Chandeliers & Window Coverings

School Information:

- Zoned to Emerson Elementary
- Zoned Revere Middle School
- Zoned to Wisdom High School

Homeowners Association:

- Doliver Townhouse Association
- $2,000 Annual Fee
- Community Swimming Pool
- HOA Fee Covers the Automatic Entry Gate to the Community, Maintenance of Common Grounds, Garbage Collection Service, & Area Swimming Pool

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

*Pursuant to the Seller