

11407 Holidan Way

COMPASS

Features & Amenities



House Overview

Bedrooms	5 bedrooms
Baths	5 full baths, 1 half
Square Feet	6403, per APPRAISAL
Lot Size	23,492, per HCAD
Year Built	1963, per HCAD
Garage	2 Car Attached
Neighborhood	Hedwig Village

OVERALL

- Situated in a prime location in desirable Hedwig Village in Memorial
- Zoned to sought-after schools (and within walking/biking distance): Memorial High School, Spring Branch Middle and Memorial Drive Elementary
- Minutes from tons of popular shopping and dining
- Situated on an expansive 23,492 SF lot, per HCAD
- Extensive recent updates throughout ('26 -'20)
- Added a game room and flex space ('26 & '25)
- "Taken to the studs" ('13)
- Seller has comprehensive documentation of the extensive renovations, including plans, permits and supporting documentation, and is happy to make these materials available to serious buyers upon request.
- Brick exterior refinished with German smear (April '26)
- Removed walls and opened first floor living area floor plan ('26)
- Updated first floor floors to Premium Engineered Hickory wood floors (April '26)
- Updated staircase treads + refinished stair railing (June '26)
- Electrical wiring replaced throughout & electrical panel updated ('13-'14)
- Plumbing pipes replaced throughout, ('13)
- Under-slab plumbing replaced w/ PVC, ('13)
- 3 HVAC units
- AC condensers: main living areas ('23 & '25), primary suite condenser ('14)
- 3 Furnaces, parts replaced ('21 and '23)
- Ductwork replaced ('13-'14)
- Water heater ('14)
- Pella windows throughout ('13-'14)
- Updated sheetrock and moldings

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



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throughout with: installation of flex room, all 3 bathrooms upstairs and bedroom #3 reconfiguration, new gameroom area where pool table is and at top of the stair, creating open concept downstairs, creating arches and reconfiguring ceiling in the living area close to kitchen

- Updated crown molding, chair rails & base molding ('13-'14)
- Santos Mahogany Premium Engineered Wood Floor on second floor ('20) except in flex room
- Brazilian Cherry Engineered Wood flooring in the flex room (next to media room) ('20) on 2nd floor
- Wired alarm system with smoke detectors and motion sensors
- Recessed canless lighting throughout, 2026
- 8-zone sprinkler system updated ('13-'14)
- Wired security/surveillance system ('20)
- Central vacuum system
- Spiral staircase in garage leads to the second floor for fire safety

FRONT EXTERIOR

- Stately two-story brick exterior
- German smear exterior (April '26)
- Impressive double-door entry with decorative wrought iron panel fronts
- Expansive front lawn w/ mature trees & manicured landscaping
- Circle driveway updated to concrete ('24)
- Concrete driveway installed ('21)
- Spacious front porch
- Atlantic Premium exterior window shutters ('23)
- Pitched roof design and installation ('14)

- Roof replaced ('14)
- Installed exterior brick ('13-'14)
- 2-car attached garage with automatic garage door opener, built-in shelving, spiral staircase to the second floor, half bath (makes an ideal pool bath), door with access to backyard
- Expansive motor court providing generous additional parking
- Basketball goal included
- Electric driveway gate
- Sprinklers
- Gutters
- Hose spicket

BACK EXTERIOR

- Renovated sparkling pool w/ updated glass tile border and waterfall feature ('25)
- Covered back patio added w/ 3 outdoor fans ('25)
- Updated travertine deck ('26)
- Pool & spa replastered ('23)
- Pool equipment & pumps replaced ('23)
- Pentair gas pool heater ('23)
- EasyTouch Pool & Spa control system w/ ScreenLogic Wi-Fi for wireless control ('23)
- Cedar backyard fence ('21)
- Large green space; plenty of room for pets & kids to play
- 7 exterior sconces
- 2 motion detected floodlights
- Gutters
- Sprinklers
- Flower bed behind pool tile wall
- Rod iron fence/gate two parking pad
- Door entry to garage w/ half bath
- Outdoor tv stays

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ENTRY

- Decorative light fixture
- Arched opening towards family room
- Ample wall space to showcase art and for console table
- Recessed canless lighting
- Crown molding
- Wainscoting
- Stairway to second floor w/ refinished stairs & handrails ('26)
- Coat closet w/ built-in hanging to the left of stairwell

LIVING ROOM

- Fireplace w/ ornate carved stone surround & mantel
- Dual sets of French doors overlooking & providing access to backyard/pool
- Large room allows for multiple furniture configurations and large furnishings
- Dual sets of built-in display/bookshelves with storage below
- Accent wood ceiling beams ('26)
- Open floor plan with breakfast area, bar and kitchen; ideal for everyday living and entertaining

BAR AREA

- Beautifully updated bar area in main living spaces; ideal for entertaining
- Updated cabinetry ('26)
- Updated Calacatta Viola marble countertop and backsplash ('26)
- Stainless steel mini wine refrigerator
- Ample storage
- Undercabinet lighting
- Space for lounge area
- Wall of windows overlooking the backyard

BREAKFAST SPACE

- Adjacent to the kitchen, family room and bar; ideal for entertaining and everyday living
- Decorative light fixture
- Plenty space for table and chairs for everyday meals

DINING ROOM

- Convenient direct access to the kitchen
- Drapes stay
- Light-filled room
- Ample wall space for additional furnishings and art
- Decorative light fixture
- Recessed canless lighting
- Crown molding

KITCHEN

- Extensively remodeled kitchen ('24)
- Cambria Lakedale quartz countertops and backsplash ('24)
- Sub-Zero built-in stainless steel refrigerator ('25)
- Wolf stainless steel 4 burner gas range ('25) w/ convection oven & stainless steel vent hood above and enclosure ('26)
- Decorative marble tile backsplash behind range
- Bosch stainless steel dishwasher ('25)
- Double basin stainless steel sink
- Dedicated appliance shelf for microwave
- Walk-in pantry with decorative door
- Ample storage

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- Pull out trash can drawer
- Soft close drawers and cabinets
- Wine rack storage in island
- Oversized island with breakfast bar seating and storage
- Decorative pendant light fixtures
- Recessed canless lighting
- Accent wood ceiling beams ('26)
- Open floor plan with main living spaces; ideal for every day life and entertaining

PRIMARY SUITE

- Tucked away on the first floor for added privacy
- Spacious size, provides ample room for large furnishings and a sitting area
- Ceiling fan with light
- Recessed can lighting
- Drapes stay
- Crown molding

PRIMARY BATHROOM

- Extensively remodeled ('25)
- Dual closets with built-ins remodeled ('25)
- Expensive vanity with dual sinks, ample storage and quartz countertop
- Oversize jetted tub
- Large separate shower with frameless shower door, rainfall showerhead, and wall showerhead
- Linen closet

UPSTAIRS SITTING AREA/TV ROOM

- Located at second floor landing
- Ample space for various furniture configurations

- Light-filled room with windows with views of front exterior w/ shades
- Built-in display/books shelves with cabinetry below
- Ceiling fan w/ light
- Recessed canless lighting
- Crown molding
- Wainscoting

THEATRE ROOM

- Located upstairs to the left of 2nd floor landing
- Spacious, dedicated theater/media room
- Large projection screen w/ built-in surround sound & theater equipment
- In-wall wiring leads to a spacious, dedicated AV closet for concealed equipment & easy access
- Custom built-ins flank projection screen for additional media storage
- Ceiling mounted HD Pro Wide Sanyo Multiverse Projector
- 2 mounted Monitor Audio theater speakers
- Window to front exterior w/ shade
- NOTE: Theater equipment to remain w/ the home

FLEX AREA

- Finished out flex space adding 366 sq ft (included in the total living space sq ft, per Seller ('24)
- Located upstairs through the theater room
- Large wooden door entry w/ step down
- Ideal flex area for home gym, play room, secondary office, bunk bed room, you name it!

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- Built-in bench seating along two walls
- Recessed canless lighting
- Window to front exterior w/ shades
- Smoke alarm
- Decorative paneling on entry wall
- Large walk-in closet for easy access to attic HVAC units
- Additional flex area ideal for storage or home office, gym

GAME ROOM

- Created game room addition and added windows, ('25)
- Located upstairs between secondary bedrooms
- Ideal space for large game furniture, such as pool table or ping pong table
- Added windows to front exterior w/ shades ('25)
- Built-in cabinetry w/ open shelving & storage below
- Pendant decorative lighting
- Recessed lighting ('25)
- Dedicated wall enclave for art display
- Exterior door to spiral staircase leading to garage
- Additional space for a play area
- Pool table stays

SECONDARY BEDROOM #1

- Located downstairs
- Flexible space, could make an ideal home office or playroom downstairs
- Ceiling fan with light
- Crown molding
- Drapes stay
- Wall closet

FIRST FLOOR FULL BATH

- Located in hallway outside of secondary bedroom #1
- Remodeled ('25)
- Wallpaper ('26)
- Pedestal sink
- Ample storage with floating shelves ('26)
- Separate room with shower and toilet
- Sliding door with lock added ('26)

SECONDARY BEDROOM #2

- Located upstairs
- Closet remodeled ('25)
- Spacious size
- Ceiling fan with light
- Recessed lighting ('26)
- Windows with views of backyard
- En suite bath

SECONDARY BATHROOM #2

- Created as an en suite for secondary bedroom #2 ('25)
- Large remodeled walk-in closet ('25)
- Vanity with quartz countertop and storage
- Shower with frameless, shower door and decorative tile flooring and shower wall

SECONDARY BEDROOM #3

- Located upstairs
- Spacious size
- Wall of built-ins with drawers and book display shelves
- Windows with views a front yard

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Features & Amenities

- Recessed lighting ('26)
- Ceiling fan with light
- Walk-in closet remodeled ('25)

SECONDARY BATHROOM #3

- Created as an en suite for secondary bedroom #3 ('25)
- Vanity with quartz countertop and storage
- Shower with frameless, shower door and decorative tile flooring and shower wall

SECONDARY BEDROOM #4

- Located upstairs past the 2nd floor game room
- Spacious size
- Ceiling fan with light
- Recessed lighting ('26)
- Window with views of backyard
- Large wall closet with two doors

SECONDARY BATHROOM #4

- Located conveniently between bedroom & game room
- 2 entry doors from bedroom & game room hallway
- Large updated vanity space w/ quartz countertop, 2 sinks, soft-close drawers and cabinets, built-in mirror, & vanity light above
- Shower with frameless shower door and decorative tile floor and wall
- Separate oversized jetted tub

UTILITY ROOM

- Washer and dryer connections
- Ample storage

- Wall of cabinets
- Stainless steel utility sink
- Cambria Lakedale quartz countertop
- Marble tile flooring
- Direct access to attached garage & to the kitchen

GARAGE HALF BATH

- Located in garage with marble tile floors, vessel sink, circular vanity, mirror

EXCLUSIONS

- 2 smaller flower pots on front porch

INCLUSIONS

- Outdoor tv
- Basketball goal
- Pool table

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