

**Features & Amenities of 5322 Briarbend Drive
Westbury Neighborhood/Meyerland Area
Mid Century Modern Total Renovation – August 2026
PEX Piping, Replaced Under Slab Plumbing, Entire House Rewire,
Foundation Repair, & New Roof*
3 Bedrooms + Office/Flex Room + 2 Baths + 2 Car Attached Garage + No
Knowledge of Flooding Per Seller + Zoned to Parker Elementary
1,854 House Square Footage/HCAD – 8,400 Lot Square Footage/HCAD**

Living Area: 16'7" x 10'3"

- White Oak Hued Engineered Floors
- Large Picture Window flanked by Double Hung Windows, view the Landscaped Front Yard and Majestic Oak Tree
- LED Recessed Lighting
- Modern Contemporary Ceiling Fan with LED Light
- Fresh Designer Paint
- Extended Baseboards
- Living Area is adjacent to the Dining Area

Dining Area: 10'3" x 8'4"

- White Oak Hued Engineered Floors
- Fresh Designer Paint
- Extended Baseboards
- The Dining Area Opens to the Living Area & to the Kitchen

Kitchen: 15'3" x 9'3"

- Granite Countertops
- Italian Subway Tile Backsplash
- Shaker Style Cabinets/Drawers – Soft Close
- Pull Out Spice Cabinets flank the G.E. Gas Range

Kitchen Continued:

- 2 Corner Lazy Susan Cabinets
- Deep Drawers for Storage of Cookware & Small Kitchen Appliances
- Trash Pull Out Cabinets – 2 Bins
- Champagne Bronze Hardware
- G.E. Stainless Steel 5 Burner Gas Range
- Stainless Steel Range Hood
- Champagne Bronze Pot Filler
- G.E. Stainless Steel Dishwasher
- Granite Topped Peninsula with Breakfast Bar, Built in Sharp Stainless Steel Drawer Microwave, Shaker Style Cabinets, & Deep Drawers
- Undermount Stainless Steel Farmhouse Single Basin Sink
- Champagne Bronze Commercial Style Faucet, with Pull Out Spray
- Granite Topped Window Sill
- Window above the Farmhouse Sink, views the Large Backyard
- Walk in Pantry (Approx. 5'8" x 4') with Wrap around Shelves & LED Light
- LED Recessed Lighting

Kitchen Continued:

- White Oak Hued Engineered Floors
- Fresh Designer Paint

Breakfast Room: 9'11" x 6'6"

- White Oak Hued Engineered Floors
- Mid Century Modern Edison Bulb Chandelier
- Corner Windows view the Spacious Backyard
- Fresh Designer Paint
- Extended Baseboards

Office/Flex Room: 12'5" x 9'11"

- Separate Hallway leads to the Private Office/Flex Room
- White Oak Hued Engineered Floors
- Large Picture Window views the Spacious Fenced Yard
- LED Recessed Lighting
- Modern Contemporary Ceiling Fan with LED Light
- Closet with Wall Mounted Shelf, Hanging Rod, and 2 Panel Double Door Enclosure
- Extended Baseboards

Primary Bedroom: 15'9" x 11'

- White Oak Hued Engineered Floors
- Adjoining Large Picture Sized Windows view the Landscaped Front Yard and the Majestic Oak Tree
- LED Recessed Lighting
- Modern Contemporary Ceiling Fan with LED Light

Primary Bedroom Continued:

- Window views the Side Yard
- Walk in Closet (Approx. 5'6" x 4'2") with Wall Mounted Shelf & Hanging Rods
- Exterior Hinged Natural Wood Barn Door opens to the Primary Bath
- Fresh Designer Paint
- Extended Baseboards

Primary Bath: 12'4" x 4'11"

- Dual Quartz Topped Furniture Style Vanities with Undermount White Porcelain Sink, Brushed Gold Faucet & Levers, and Polynesian Wood Style Deep Drawers
- Dual Mirrors with Brushed Gold Frames
- Dual Modern Contemporary Light Fixtures
- Walk in Frameless Glass Shower (Approx. 4'10" x 3'4") with Large Marble Style Format Tile Surround, Built in Plus Size Shampoo Niche, LED Recessed Light, Polished Nickel Faucet, Polished Nickel Rain Shower Head, & Mosaic Tile Floor
- Geometric Tile Floors
- Fresh Designer Paint
- Extended Baseboards

Second Bedroom: 13'2' x 11'

- White Oak Hued Engineered Floors
- LED Recessed Lighting

Second Bedroom Continued:

- Modern Contemporary Ceiling Fan with LED Light
- Wardrobe Closet with Wall Mounted Shelf, Hanging Rod, & LED Light
- Fresh Designer Paint
- Extended Baseboards

Third Bedroom: 11' x 9'11"

- White Oak Hued Engineered Floors
- LED Recessed Lighting
- Modern Contemporary Ceiling Fan with LED Light
- Wardrobe Closet with Wall Mounted Shelf, Hanging Rod, & LED Light
- Fresh Designer Paint
- Extended Baseboards

Hall/Guest Bath: 9'6" x 7'10"

- Marble Topped Furniture Style Vanity
- Dual Undermount White Porcelain Sinks
- Dual Matte Black Faucet and Levers
- Wedgewood Blue Painted Cabinets & Drawers
- LED Light Up Mirror with Built in De Fogger and Variety of Color Selections for Lighting
- Full Tub/Shower with Large Format Grey Tile Surround, Built in Plus Size Shampoo Niche, & Polished Nickel Shower Diverter
- LED Recessed Lighting
- Large Format Grey Tile Floors

Laundry Room: 5'3" x 2'11"

- White Oak Hued Engineered Floors
- LED Lighting
- Double Louvered Door Enclosure
- Located in the Bedroom Wing Hallway

Bedroom Hallway:

- White Oak Hued Engineered Floors
- Linen Closet with Multiple Shelves
- LED Recessed Lighting

Garage: 19'10" x 19'

- 2 Metal Garage Doors
- Automatic Garage Door Openers
- New Water Heater on a Raised Platform
- Epoxy Coated Floors
- Finished Sheetrocked Walls
- Passenger Door opens to the Side Yard
- Modern Contemporary Light Fixtures Flank the Garage Doors

Exterior:

- Newly Poured Concrete Driveway, Sidewalk, & Walkway
- Fresh White Painted Brick Exterior
- New Metal Double Pane Windows (Except Office)*
- Newly Installed Roof with 30 Year Architectural Shingles*

Front Yard & Front Porch:

- Newly Planted Grass Sod in the Front Yard
- New Shrubbery Planted and Mulch Added in the Front Yard
- Majestic Oak Tree
- Curved Walkway from the Driveway to the Front Porch
- Newly Installed Wood Fence & Gate in the Front Yard Area on both the East Side and West Side
- Covered Front Porch (8'5" x 5'5") with Large Format Tile Floor, Natural Wood Bead Board Ceiling, Modern Contemporary Overhead Light Fixture, & Contemporary Modern Wall Mounted Light Fixture

Backyard & Outdoor Patio Area:

- Outdoor Patio – 13'3" x 11' with Large Format Tile Floors
- Fenced Yard

Structural Specifications:

- Foundation Repaired with Lifetime Transferrable Warranty
- Newly Installed Roof with 30 Year Architectural Shingle
- Newly Installed Double Pane Windows (Except the Office) *
- Newly Poured Concrete Driveway, Sidewalk, and Walkway

Mechanical & Electrical Specifications:

- Replaced Under Slab Plumbing*
- Installed PEX Piping
- Re-Wired the Entire House*
- Installed New Electrical Panel
- Replaced All Ducts*

Additional Information:

- Newly Installed Shaker Style Two Panel Doors Throughout
- Matte Black Door Levers

School Information:

- Zoned to Recently Rebuilt Parker Elementary School – Music Magnet School
- Zoned to Meyerland Middle School – Performing & Visual Arts Magnet School
- Zoned to Recently Rebuilt Westbury High School

Homeowners Association:

- Westbury Civic Club
- Voluntary Membership
- Annual HOA Fee is \$385/Year which is Compromised of \$325 for Constable Patrol and \$60.00 for Westbury Civic Club Dues

**Additional Neighborhood
Information:**

- Meyer Park Shopping Center is located within close proximity of the subject property which offers a Multitude of Retail Stores including Walmart Superstore, Kohls, Burlington Coat Factory, etc., Meyer Park also offers Restaurants which includes Luby's Cafeteria, Fuzzy's Taco Shop, The Catch, etc
- Neighborhood Grocery Stores include Kroger's Grocery Store on West Bellfort and the Recently Built HEB Meyerland Market, on Beechnut Street
- Meyerland Plaza Shopping Center offers a Multitude of Retail Stores including Target, Dicks Sporting Goods, Marshalls, Office Depot, Nordstrom Rack, etc., Meyerland Plaza also offers Restaurants which includes Escalante's, La Madeline, Café Express, Akiko Sushi & Bar, etc.,

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

*This information was provided by the Seller.