

6155 Cedar Creek Drive

COMPASS

Features & Amenities



House Overview

Bedrooms	4 bedrooms
Baths	4 full baths, 1 half bath
Square Feet	4,807, per HCAD
Lot Size	9,150, per HCAD
Year Built	2002, per HCAD
Garage	2 Car attached
Neighborhood	Briargrove

OVERALL

- Located on the sought after north side of Briargrove
- Roof, 2021
- 3 HVAC systems: 5 ton unit (2018), 4 ton unit (2013), 1.5 ton unit (2013)
- 10' first floor ceiling height
- 9' Second floor ceiling height
- Wood floors downstairs & on staircase sanded & re-stained, 2024
- Added wood floors in bedroom, 2024
- Repainted interior, 2024
- 2 Water heaters, 2013
- Zoned and walking distance to desirable Briargrove Elementary School
- Close to numerous private schools: Second Baptist, Kinkaid, St. Michaels, St. Francis; just to name a few!
- Neighborhood pool
- Minutes from tons of popular neighborhood dining and shopping,

and down the street from Whole Foods, Trader Joes, HEB

- Minutes from the Galleria area, short commute to Downtown
- Easy access to major freeways: I-10, 59 and 6-10
- Briargrove HOA/ KRJ Management | \$1,580 Annual HOA Fee | \$1,350 Transfer & HOA Fees

FRONT EXTERIOR

- Timeless curb appeal
- Spalding Tudor brick exterior
- Arched front entry w/ wood front door
- Gas lanterns flank the entrance
- Mature trees
- Professional landscaping
- Sprinkler system
- Paver walkway leading to front entry
- Paver driveway
- 2 car attached garage w/ dedicated work station, additional built-in storage cabinetry, & access doors to mud area & back exterior

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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- Side driveway
- Fully fenced side access
- Leaf guard gutter system

BACK AND SIDE EXTERIOR

- Summer kitchen w/ stainless steel burner, grill and storage, bricked surround
- Stone patio on the sideyard; ideal for grilling out and outdoor table and chairs
- Leaf guard gutter system
- Expansive greenspace; offers lots of room for pets and kids to play
- Backyard is a blank slate to design your own landscaping to fit your needs
- Large patio for outdoor furnishings and entertainment
- Fully fenced yard
- Main backyard and east backyard fence replaced, 2025
- Outdoor sconces flank French doors
- Outdoor speakers
- Sprinkler system

ENTRY

- Welcoming formal entry
- Travertine floor
- Arched solid wood front door
- Soaring 2-story high ceiling
- Elegant curved staircase w/decorative iron railing
- Crown molding
- Recessed lighting
- Powder bath
- Large under-stair storage closet
- Formal living room located off of entry

- Wide arched openings provide an open flow into surrounding living spaces
- NOTE: Decorative chandelier excluded

FORMAL LIVING ROOM

- Located off entry
- Wood floors sanded & re-stained by current sellers, 2024
- Gas fireplace w/ cast stone mantle & surround
- 10'5" ceiling height
- Built-in book/display shelves flank fireplace
- Double crown molding
- Recessed lighting
- Large windows overlooking front yard allow for abundant natural light
- Arched opening leads to formal dining room; ideal for entertaining
- Ceiling speakers

FORMAL DINING ROOM

- Spacious formal dining room; could accommodate large furnishings
- Wood floors sanded & re-stained by current sellers, 2024
- Double crown molding
- Recessed lighting
- Ceiling speakers
- French doors provide access to side patio / summer kitchen
- Arched opening leads to formal living room
- Additional door leads to hallway w/ access to wet bar & home office/study
- Ideal flow for entertaining

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- NOTE: Decorative chandelier excluded and wall sconces

KITCHEN

- Spacious kitchen opens to family room; ideal for everyday living & entertaining
- Oversized GE stainless steel refrigerator and freezer, 2026
- Bosch stainless steel double ovens, 2024
- GE stainless steel built-in microwave, 2024
- New garbage disposal, 2024
- Bosch stainless steel dishwasher, 2024
- DCS stainless steel 5 burner gas cooktop located in island
- Large island w/ granite countertop, breakfast bar seating & undercounter storage
- Decorative light fixture above island
- Granite countertops
- Abundant cabinetry & storage
- Tile backsplash w/ decorative accent
- Under cabinet lighting
- Double-basin stainless steel sink
- 2 large windows w/ roman shade over sink
- Double door pantry closet
- Travertine floor
- Double crown molding
- Recessed lighting
- Large arched opening to family room provides an open flow between spaces; ideal for everyday living

FAMILY ROOM

- Spacious family room opens to kitchen; ideal for everyday living & entertaining
- Travertine floor
- Fireplace w/ stone surround & mantle
- Built-in entertainment center w/ storage and built-in book/display shelves
- Multiple sets of French doors provide backyard access
- Large windows provide tons of natural light
- Spacious room; plenty of area for a breakfast table and chairs
- Double crown molding
- Recessed lighting
- Ceiling speakers
- Ceiling fan
- Serving counter to wet bar; ideal for entertaining
- Open flow with kitchen and bar; ideal for everyday living and entertaining

BAR

- Wet bar conveniently located between formal dining room & family room; ideal for entertaining
- Pass-through window/serving counter opens directly to family room; ideal for entertaining
- Pocket door to hallway
- Abundant built-in cabinetry & storage
- Glass-front upper cabinets w/ glass shelving
- Stainless steel bar sink
- Under cabinet lighting
- Grasscloth wallpaper

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- Window overlooking backyard with roman shade
- Double crown molding
- NOTE: Decorative chandelier excluded

STUDY

- Private home office / study
- Located on the first floor
- Flexible space; could make an ideal playroom
- Wood floors sanded & re-stained by current sellers, 2024
- French doors provide direct access to backyard
- Abundant natural light
- Crown molding
- Recessed lighting
- Ceiling speakers
- Conveniently tucked away for privacy

PRIMARY SUITE

- Spacious 2nd floor primary suite
- Tray ceiling
- Wood floors; added in 2024
- Extensive crown molding
- 10' ceiling height
- Recessed lighting
- Ceiling fan
- Plantation shutters
- Multiple windows provide abundant natural light
- Sitting area
- 1 of 2 walk-in closets with built-in dressers

PRIMARY BATHROOM

- Spacious primary bath

- Travertine floor
- Jetted soaking tub w/ travertine surround
- Large glass block window provides abundant natural light & privacy
- Separate walk-in shower w/ frameless glass door & travertine surround
- Dual vanities w/ granite countertops
- Abundant built-in cabinetry & storage
- Dedicated seated vanity / makeup area
- Large mirrors with vanity lights
- Crown molding
- Recessed lighting
- 1 or 2 walk-in closets with built-in dressers
- Separate water closet

SECONDARY BEDROOM #1

- Spacious 2nd floor secondary bedroom
- Located upstairs
- Wood floors; added in 2024
- Built-in desk w/ shelving & cabinetry
- Recessed lighting + ceiling fan
- Plantation shutters
- Generous closet
- Abundant natural light
- En suite bath

ENSUITE BATHROOM #1

- Private en suite bath
- Tub/shower combination w/ tile surround
- Spacious vanity w/ ample cabinetry & storage
- Window provides natural light
- Tile flooring

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- Crown molding
- Walk-in closet

SECONDARY BEDROOM #2

- Spacious 2nd floor secondary bedroom
- Located upstairs
- Wood floors; added in 2024
- Crown molding + recessed lighting
- Decorative chandelier
- Plantation shutters
- Large window provides abundant natural light
- Window seat

ENSUITE BATHROOM #2

- Private en suite bath
- Tub/shower combination w/ tile surround
- Spacious vanity w/ ample cabinetry & storage
- Window provides natural light
- Tile flooring
- Walk-in closet w/dresser

SECONDARY BEDROOM #3

- Spacious 2nd floor secondary bedroom
- Located upstairs
- Wood floors, 2024
- Crown molding + recessed lighting
- Ceiling fan
- Plantation shutters
- Large window provides abundant natural light
- Generous closet behind double doors

ENSUITE BATHROOM #3

- Private en suite bath
- Tub/shower combination w/ tile surround + decorative tile detail
- Vanity w/ ample cabinetry & storage
- Tile flooring
- Crown molding

GAMEROOM

- Located on 2nd floor
- Perfect space for a play room, bunkbed room, study or gym
- New carpet, 2024
- Wall-length storage closet behind two half doors
- 3 large windows w/ plantation shutters
- Built-in storage and book/display shelves
- Ceiling fan
- Recessed lighting

STUDY NOOK/ MUD AREA

- Located off kitchen
- Built-in desk w/ black tile countertop and ample storage
- Large pantry w/ built-in shelving behind double doors
- Enclosed built-in "lockers," utility closet, storage
- Under cabinet lighting
- Window w/ roman shade above desk allows for natural light
- Travertine floor
- Double crown molding
- Recessed lighting
- Back door provides direct access to attached garage

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- Functional space; ideal for home organization / everyday “drop zone”

POWDER ROOM

- Located conveniently off entry
- Custom vanity w/ granite countertop and undermount sink
- Decorative wallpaper
- Beveled glass window allows for natural light
- Travertine floor
- Double crown molding
- Note: Ceiling light fixture excluded

UTILITY ROOM

- Conveniently located on the 2nd floor with the bedrooms
- Washer and dryer connections
- Storage
- Sink

EXCLUSIONS

- Entry Chandelier
- Dining Chandelier
- Powder Pendant Light
- Bar Pendant Light
- Two decorative vases mounted in formal living/ dining entry

INCLUSIONS

- Garage refrigerator
- Secondary Bedroom Chandelier

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