



232 Meadowbrook Dr., Hollywood Park, TX 78232

UPGRADES

Property information

Item	Detail
Property address	232 Meadowbrook Dr., Hollywood Park, TX 78232
Lot size	About 0.85 acre
Structures	Main house, attached guest apartment, cottage, shop
Main house	4 bedrooms (including upstairs bonus suite), 4 full and 1 half baths
Guest apartment	1 bedroom, 1 full bath, full kitchen
Cottage	1 bedroom plus sleeping loft, 1 full bath, full kitchen
Renovation period	2022–2026
Prepared by	Seller

Highlights

- Main house rebuilt in 2023 from its original 1,700 sq ft frame: all-new electrical, plumbing, roof, windows, HVAC and a full spray foam insulation envelope
- Four HVAC systems with new ductwork; tankless water heater; whole-home water softener
- New aerobic septic system (2023) with transferable maintenance contract
- Monogram appliance kitchen with a 12-foot island topped in the home's original hardwood flooring, framed in 100-year-old barnwood
- Custom-made, one-of-a-kind gates and range hood over the Monogram range
- Private attached guest apartment, ideal as maid's quarters, with its own entrance, kitchen, laundry and HVAC
- Renovated stone cottage and a 1,200 sq ft stone shop

- Upstairs game room with balcony, plus a bonus suite with private bath, currently set up as a movie room
- Character details preserved: original stained-glass windows (two in the main house, two in the cottage) plus two small stained-glass windows in the storage room, restored chandeliers, fountain and San Antonio River Walk-style gargoyle lamp post
- Two hidden rooms: a reading nook behind the laundry cabinet and a concealed storage room in the primary closet
- Mature oaks, courtyard with working fountain, and original rock perimeter fence

Renovation overview

The main house was taken down to its original 1,700 sq ft framing in 2023 and rebuilt; every other stud, system and finish is new. The property, about 0.85 acre, includes the main house, an attached guest apartment, a cottage and a shop.

Construction timeline

- **2022:** Cottage renovated first (the family lived there during the main house rebuild)
- **2023:** Main house rebuilt: new electrical, plumbing, roof, HVAC, Hill Country stone exterior, carport, and the exterior shell of both second-floor areas, all spray-foam insulated
- **2023–24:** Automatic gate and steel privacy fence at the carport; new cottage roof
- **2024–25:** Complete new gutter system on the main house and cottage
- **2025:** Attached guest apartment interior finished
- **2026:** Upstairs game room and bonus suite interior finished

All dates and measurements are approximate.

Major systems and whole-house features

Structure and envelope

- Original 1,700 sq ft framing retained; all other framing new
- Main support beams reinforced with steel
- Original slab, with sections cut and re-poured for new under-slab plumbing; brand-new slab under the primary bathroom (2023)
- Exterior: original brick replaced with Texas Hill Country stone, stucco on the gables and the second-floor exterior around the game room
- New composition shingle roof (2023)
- Spray foam insulation enveloping the entire house, including both second-floor areas
- All new windows
- Complete new gutter system on the main house and cottage (2024–25)

Mechanical, electrical, plumbing

- All new electrical (2023)
- All new plumbing in the walls and under the slab (2023)
- Four HVAC systems, all with new ductwork and their own thermostats: two for the main house, one for the upstairs game room and bonus suite (2026), one for the guest apartment

- Tankless water heater serving the main house and guest apartment
- Whole-home water softener
- New aerobic septic system with drip-line dispersal (2023); two grinder pumps, one serving the kitchen through the secondary bedrooms and one serving the other side of the home, each feeding the main septic tank; maintenance contract conveys, runs through about April 2027

Finishes throughout

- New sheetrock, paint, baseboards and trim
- Wood-look tile flooring throughout, except bathrooms
- New stained solid-wood interior doors
- Recessed lighting throughout
- Moen French-style faucets throughout, with hot and cold labeled in French
- Exhaust fans in all bathrooms

Smart home and security

- Wi-Fi Honeywell thermostats, programmable and phone-controlled
- Ring video doorbell
- Ring security cameras covering most of the property, including a spotlight camera over the driveway

Conveyance: All chandeliers and light fixtures stay with the home.

Main house: first floor

Living room

- New front doors
- Vaulted ceiling with a real wood center beam
- Wood-burning fireplace refaced in stone over the original brick; chimney cleaned and extended above the new roofline
- New 14-foot picture window overlooking the backyard
- Original chandelier, refinished
- Original exterior door to the back porch, sandblasted and repainted

Kitchen

- New soft-close cabinets to the ceiling
- Granite countertops
- 12-foot island with a custom top made from the home's original hardwood flooring, framed in 100-year-old barnwood and sealed in epoxy; cabinets and drawers on one side, seating on the other
- Subway-style tile backsplash
- All new Monogram appliances in stainless:
 - Dual-fuel range (gas cooktop, electric oven)
 - Custom-made, one-of-a-kind range hood, vented to the exterior with a high-power blower

- o Monogram Advantium built-in microwave (5-in-1, with convection baking and air frying)
 - o Separate high-end refrigerator and freezer; stainless doors, with the option to add cabinet panels
 - o Dishwasher
- Stainless undermount sink with garbage disposal
- New light over the sink, pendants over the island, under-cabinet lighting

Walk-in pantry

- Oversized walk-in with custom shelving
- Second stainless undermount sink with French-style Moen faucet
- Across the hall from the formal dining room, so it works as a butler's pantry

Breakfast nook

- Wood accent wall detail
- Original chandelier, rewired and repainted

Flex room / formal dining

- French doors with divided-light glass
- Original stained-glass interior window
- Custom built-in bookshelves
- New chandelier

Second flex room (about 15' × 8')

Suits a home office, den, playroom or garden room.

- Matching French doors from the first flex room
- Two new exterior doors with diamond-pattern glass, opening to the courtyard
- Original stained-glass window plus a side window

Bedrooms 2 and 3

- Connected by a new wooden pocket door; can be used together or closed off
- Walk-in closets with custom shelving
- Ceiling fan with light in each
- Stained solid-wood bedroom, closet and bathroom doors
- Windows: a double window in one, three windows in the other
- Private bathroom in each:
 - o Black-and-white tile floors with marble border accents
 - o Subway-tile tub/shower with built-in niche
 - o Granite vanity tops
 - o All-new toilet, mirror, lighting and fixtures

Laundry room

- Washer and dryer hookups (electric dryer)
- Cabinets with granite countertop and a hanging rod

- Custom-built storage cabinet for laundry supplies

Hidden reading nook (about 24' × 8')

- Secret room in the front gable, reached by a built-in ladder hidden inside the laundry cabinet
- Carpeted, with built-in L-shaped bench seating and a bookshelf
- Two windows, recessed lighting and outlets

Guest half bath

- Porcelain console sink on stainless steel legs
- Black-and-white tile floor matching the secondary baths
- Vanity lighting

Primary bedroom (about 20' × 15')

- Vaulted ceiling with a real wood beam
- Ceiling fan
- Two windows

Primary bathroom (on a new 2023 slab)

- 12" × 12" black-and-white marble tile floors
- New cabinetry with granite double vanity
- Freestanding clawfoot tub with new light fixture above
- Glass-enclosed subway-tile shower with pebble-stone floor, built-in bench and niche, standard showerhead, rain head and handheld wand
- Private toilet room with door

Primary closet (about 8' × 10')

- Walk-in with custom shelving and hanging rods
- Full-wall mirror
- Concealed storage room (about 3' × 5') behind a second mirrored door, secured by a hidden magnetic lock (agent to demonstrate in person)

Main house: second floor (finished 2026)

Reached by a staircase off the first flex room, with wood treads and new banisters and handrails. Dedicated HVAC unit with its own thermostat.

Game room

- Wood flooring
- Built-in electric fireplace
- Freestanding bar that stays with the house, set in a corner built for it
- Room for several game tables (pool, poker, shuffleboard)
- French doors to a private balcony, about 10' × 5'
- Windows along two walls
- Large original brass chandelier over the stairwell, refinished and rewired

Bonus suite (media room, guest suite or 4th bedroom)

- Original interior door from the game room, refinished
- Two windows and a closet, so it qualifies as a bedroom
- Carpeted, with wall sconces and a ceiling fan
- Private full bath with subway-tile tub/shower, vanity with lighting above

Attached guest apartment (finished 2025)

A private one-bedroom apartment above the carport, ideal as maid's quarters, and also suited to multigenerational living or long-term guests. It connects to the main house through a door that locks from both sides and has its own exterior entrance. All framing is new, and the stone exterior matches the main house. It has its own HVAC unit, ductwork and thermostat; hot water comes from the main house tankless heater.

Entry foyer

- Private exterior door to the front of the house
- Four windows
- Wood staircase and handrails matching the main house

Living, kitchen and dining (open concept)

- Vaulted ceiling with ceiling fan
- Two double windows
- Dining area with an original chandelier, restored and rewired
- New cabinets matching the main house; granite countertops
- Island with storage and pendant lighting
- Subway-tile backsplash
- Stainless sink with garbage disposal
- Electric cooktop with stainless vent hood
- Stainless steel dishwasher

Bedroom

- Original door, refinished and repainted
- Double window
- Closet with hanging rod
- Built-in desk with granite countertop, set into a wall alcove
- New sliding pocket door to the bathroom

Bathroom

- Patterned tile floor
- Oversized walk-in shower, about 10' × 4', with subway tile, pebble-stone floor, built-in bench and niche, Moen showerhead and handheld wand
- Vanity matching the kitchen cabinets, with granite countertop
- Laundry closet with washer and dryer hookups (electric dryer)

Carport and storage room

Carport (rebuilt 2023)

- Covered parking for three vehicles, beneath the guest apartment
- Original concrete columns, with new steel beams supporting the ceiling and the apartment above
- Original cobblestone driveway
- Custom-made, one-of-a-kind automatic gate and solid steel privacy fence (added 2023–24)
- Outlet and storage shelving

Storage room

- Under the main roofline
- New sheetrock, doors and window
- Original Saltillo tile floors; two small stained-glass windows
- Recessed lighting and outlets; not air-conditioned

Cottage / guest house (renovated 2022)

A one-bedroom cottage with a sleeping loft, renovated first and lived in during the main house rebuild.

Systems

- Two new mini-split systems with three indoor heads (2022)
- New roof (2023–24) and new gutter system (2024–25)
- Electrical updated: new outlets and switches, new exterior panel for HVAC, range and major appliances
- New full-size tank water heater
- New underground plumbing for the toilet and shower

Kitchen

- New cabinets and granite countertops
- New stainless farmhouse sink
- New electric range with oven
- New recessed lighting

Living and dining

- Room for seating plus a dining table
- Vaulted ceiling with new ceiling fan

Loft

- New spiral staircase
- Vaulted ceiling; original wood floors, sanded and restained
- Closet; original ceiling fan and light

Bedroom (bedroom, office or sitting area)

- New sliding glass door to the outside
- Closet and ceiling fan
- Washer and dryer hookups (electric dryer)

Bathroom

- New toilet and new standalone sink
- Walk-in shower with pebble-stone floor, exposed copper plumbing, new showerhead and handheld wand
- Original built-in cabinets, repainted
- Exhaust fan

Throughout

- Stone interior walls, sealed
- Painted concrete floors
- Fresh paint, ceilings included
- Original windows, including two original stained-glass windows

Shop (about 1,200 sq ft)

An original stone-walled shop, suited to storage, a workshop or a studio a buyer can build out.

- Stone walls with a metal roof; exterior freshly painted
- Concrete floor
- Loft/attic storage above the main floor
- Standard wooden doors, including double doors wide enough for a riding mower
- No electricity or water currently run to the building

Exterior, courtyard and grounds (about 0.85 acre)

- Large covered back porch, reached through two original exterior doors (sandblasted and repainted), with two ceiling fans, four light fixtures, outlets, and room for grills or smokers
- Courtyard between the main house and cottage, with seating area
- Original fountain, sealed and fully working, with a new dedicated fill line from the house
- Original green San Antonio River Walk-style gargoyle lamp post, with new bulbs and bolt covers
- 13–14 new lamp posts with all-new wiring, plus a new light pole in the backyard
- Original flagstone from the carport, along the back of the house, to the courtyard
- Original rock perimeter fence, lined with planted flower beds
- Additional flower beds throughout; mature oak trees throughout
- New front landscaping along the house