



145 Sage, Houston, Texas, 77056. List of Features, Upgrades and Warranties

Overview :

DID NOT FLOOD!!

Custom built in 1991 with over \$200,000 of custom upgrades and finishes selected by current homeowner

4 bedroom, 5 bath, three-story 5444 square foot Tanglewood home

Third floor game room and guest suite

His and her master bathrooms

Two incredibly private outdoor spaces, one with pool.

New windows in 2017

New roof in 2017 with transferrable warranty

New second floor hardwoods installed throughout entire 2nd floor - 2017

Major kitchen, master baths and secondary bathrooms remodel in 2017

Quiet community

Two spacious living areas.

Pre Inspection done in march 2019 with full list of updates

Location:

Tucked at the end of Sage Road, the home feels like it's in a country, wooded setting yet is only minutes from the Galleria.

5 mins to Galleria/Uptown. 10-15 mins into Downtown. 20 mins to Energy Corridor.

Quiet residential neighborhood ideal for dog walkers, runners and cycling.

An abundance of restaurants and stores within minutes.

Easy access to I-10, 610 and the rest of the inner loop

Easy access to local state schools, Kincaid, Awty, Duchesne, St Cecilia's and St Michaels Schools.

Feels like you are in the heart of the neighborhood but very accessible to several grocery and big box stores - HEB and Whole Foods

Small community HOA who watch out for each other and their community.

Neighborhood watch?

Interior:

- A mix of tile and hardwood oak flooring on 1st, new hardwood flooring on 2nd.
- 3rd floor game area is carpeted.
- Marble countertops in kitchen, master bathrooms and secondary bathrooms
- Contemporary wooden grey cabinetry throughout
- Plantation shutters throughout
- House is pre wired for an alarm system

Kitchen:

- X brand stainless steel appliances
- Built-in French door refrigerator
- X brand gas range with 4 burners and griddle top
- Built-in vent-a-hood
- Pendant lighting
- Large Marble-topped island
- Plenty of storage, large pantry, butler's pantry
- Breakfast area and garage access

Den

- Gas fireplace, custom built-in shelving and cabinets – great storage!
- Wall of windows overlook private pool courtyard area.
- Hardwood flooring

Living/TV Room

- Gas fireplace, custom built-in shelving and cabinets. Great storage
- Desk nook area
- Side yard access - great for pets
- Hardwood flooring

Dining

- Hardwood Flooring
- Wall of windows overlook private pool courtyard area.

Powder room:

Marble topped custom vanity

Master bedroom:

2nd floor

Large, private bedroom, tray ceilings

Plantation shutters

Plenty room for a sitting area sitting area

His and hers master bathroom and closets

Hardwood flooring

Large, private outdoor seating area off master.

Master bath:

Two! His and Hers

Pedestal tub (stand alone)

Silver travertine tile

Carrera marble countertops

Mirrors sourced from

Secondary Bedrooms:

3 other bedrooms on second floor

All a good size and all get great natural light

Large double closets

All secondary bathrooms remodeled in 2017

Plantation shutters

New hardwood flooring

Laundry Room

Is an actual walk in room and not a closet

Convenient soaking sink and hanging space

Washer and dryer remain

Also a “utilities” room across the hallway for storage.

Garage

Attached Two car garage

Plenty off street parking

Perfect for extended guests, live-in nanny, teen hangout or home office/gym

Yard:

Fully private pool courtyard and second floor seating terrace. yard,

Irrigation system

Gas grill connection

