

4031 Bellefontaine #110

2 Bed | 2.5 Bath
1,462 Sq. Ft. | 2009

FEATURES & UPDATES:

- Sense of Security: gated community, interior sprinkler system, wired for alarm system
- Corner unit
- Did Not Flood
- Recent Updates:
 - LED lighting & dimmer switches
 - New wine refrigerator
 - HVAC upgraded to zone system
 - Painted garage
 - Plantation shutters throughout
 - Double crown molding
 - RE-grouted entry & bathroom tile
 - Installed Tuftex carpet with lifetime stain & soil resistant warranty

LOCATION, LOCATION, LOCATION!

- Close proximity & fantastic walkability:
 - Several parks: Karl Young Park, Helen's Park, Evelyn's Park, "Horse Park" and Brays Hike & Bike Trail
 - YMCA, numerous restaurants, shops, fitness & more!
 - Zoned to Mark Twain Elementary, Pershing Middle & Bellaire High
- Easy commute to Texas Medical Center, Rice University, Downtown, The Galleria & Greenway Plaza

Kitchen and Breakfast Room:

- Quartz countertops
- White subway tile backsplash
- Shaker-style white cabinets with glass inserts
- GE appliances: gas range, built-in microwave, refrigerator & wine refrigerator (2019)
- Under-cabinet lighting
- Wired for above-cabinet lighting
- Features Breakfast Bar and opens to Living Room & Dining Room

Family Room and Dining Room:

- Situated just off the Kitchen featuring wood floors & large windows providing views out to the beautiful Magnolia Trees & Crape Myrtle Trees
- Connected Living & Dining Rooms provide a wonderful space for entertaining

Master Suite:

- Master Bedroom with never-lived-on carpet & large windows
- Large closet
- Master Bath features marble countertops, Jacuzzi tub, separate shower and sky light

Secondary Bedroom:

- Second floor secondary bedroom with never-lived-on carpet & recent ceiling fan (2018)

Other Home Features:

- Hardwoods on stairs and main living areas
- LED lighting throughout
- Surround sound speakers throughout
- Attic storage
- Travertine tile entry

Maison Fontaine HOA Coverage:

- Common Areas:
 - Common grounds
 - Security fence & gate
 - Water
 - Fountain
- Per Unit Coverage:
 - Exterior of building
 - Roof
 - Exterior lighting
 - Water
 - Garbage service
 - Flood insurance
 - Structure insurance

All information per seller. Please independently verify.

Margaret Vinson 713.806.2633

REALTOR® Associate margaret.vinson@sothebyshomes.com

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