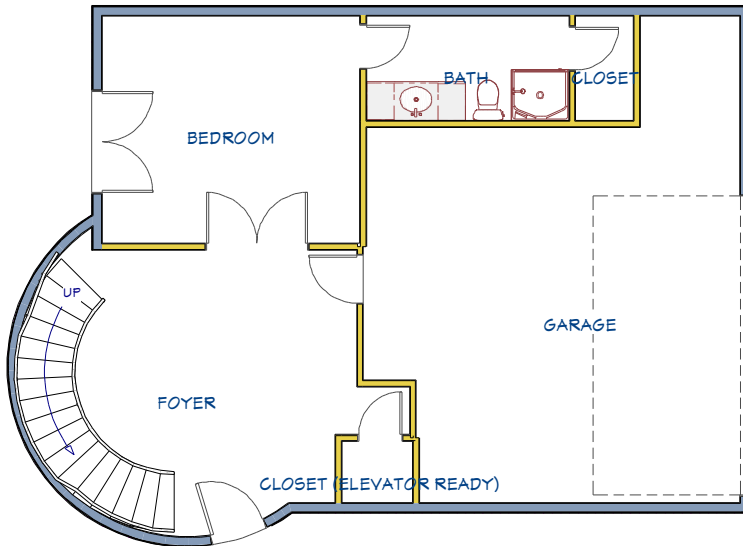


Floor Plan

4312 Feagan St #A, Houston, TX 77007

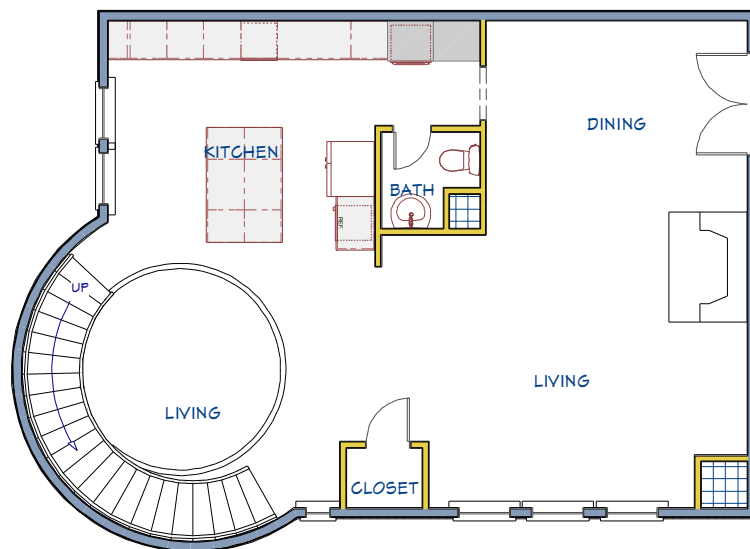
VICKERS
PROPERTIES
GROUP

KSP
KELLY SIMON
PROPERTIES



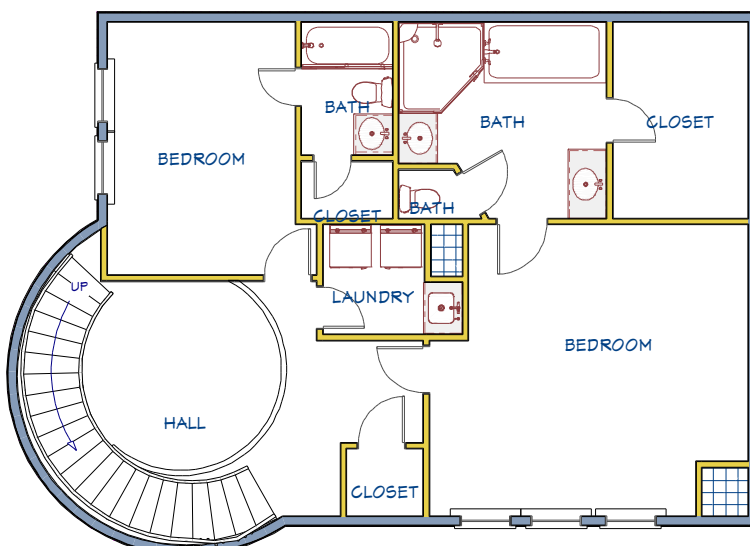
First Floor

- ✓ Private, gated courtyard entrance directly off Feagan Street
- ✓ Dramatic rotunda foyer with floating staircase
- ✓ Spacious bedroom with ensuite bath and French doors to the courtyard allowing for private guest entry
- ✓ Upgraded travertine flooring, hardwood stairs with custom wrought iron railing
- ✓ Side-load garage with extra storage
- ✓ Elevator-ready



Second Floor

- ✓ Flowing floor plan perfect for entertaining or everyday living
- ✓ Solid red oak hardwood flooring
- ✓ Natural gas direct vent fireplace
- ✓ Balcony off dining room perfect for grilling
- ✓ Expansive island kitchen with natural gas range, stainless steel appliances including side-by-side refrigerator/freezer and wine chiller
- ✓ Discretely located powder room



Third Floor

- ✓ Roomy master suite with solid red oak hardwood flooring
- ✓ Master bath features jetted soaking tub, step in shower with tiled floor, dual vanities and sinks, and water closet
- ✓ Walk-in closet with custom millwork
- ✓ Laundry room with side-by-side washer and dryer and sink
- ✓ Secondary bedroom with solid oak hardwood flooring