

Features and Improvements

4213 Koehler St, Houston, TX 77007

2,006 SF | 1,677 SF Lot | 3 Bedroom | 3 ½ Bathroom | 2 Car Garage | Four Stories

Signature Features

- ✓ Designed by AIA Award-Winning Architects studioMET
- ✓ Open Floor Plan With Flowing Living Room, Dining, and Kitchen
- ✓ Dramatic Two-Story Foyer
- ✓ Bespoke Industrial-Styled Chandler Light Fixtures in Foyer and Dining Room
- ✓ Floating Staircase With Modern Tubular Steel Railing
- ✓ Custom Top-Down/Bottom-Up Shades Throughout With Room Darkening Shades in Bedrooms
- ✓ Pre-Wired for Surround Sound in Living Room
- ✓ En-Suite Bathrooms for Each Bedroom With Quartz Countertops, Vessel Sinks, and Elongated Commodes
- ✓ Oversized First-Floor Bedroom Suite With Direct Access to Sizable, Grassy Back Yard
- ✓ Large Garage With Spacious Storage
- ✓ Closets Feature Custom Built-in Cabinets and Shelving
- ✓ Solid Red Oak Hardwood, Ceramic Tile and Plush Carpeting
- ✓ 9-Foot and 10-Foot Ceilings
- ✓ Discretely Located Half-Bath on the Second Story
- ✓ Rooftop Deck With Sweeping Views of Downtown Houston
- ✓ Modern Lighted Ceiling Fans in Living Room and all Bedrooms
- ✓ Master Bath Features Soaking Tub, Step in Shower With Tiled Floor and Frameless Glass Enclosure, Dual Vanities With Vessel Sinks, and Private Commode
- ✓ Laundry Room With Sink, Storage and Space for Side-by-Side Washer and Dryer
- ✓ Front-Load Garage With Automatic Opener, Extra Storage Area and Access to Backyard
- ✓ Drilled Bell-Bottom Pier and Beam Foundation
- ✓ Commercial Grade TPO Roof
- ✓ Hardi-Plank and Stucco Exterior

Kitchen Features

- ✓ Modern, Spacious Island Kitchen With Abundant Storage
- ✓ Quartz Countertops With Ceramic Tile Backsplash
- ✓ Four-Burner Natural Gas Range With Griddle and Double Oven
- ✓ Stainless Steel Appliances
- ✓ Single Under-Mount Stainless Steel Sink With Spring Coil Pull Down Single Handle Faucet
- ✓ Under Cabinet Lighting
- ✓ Butler's Pantry With Built-in Wine Racks and Space for Wine Fridge
- ✓ Balcony Off Kitchen Perfect for Grilling