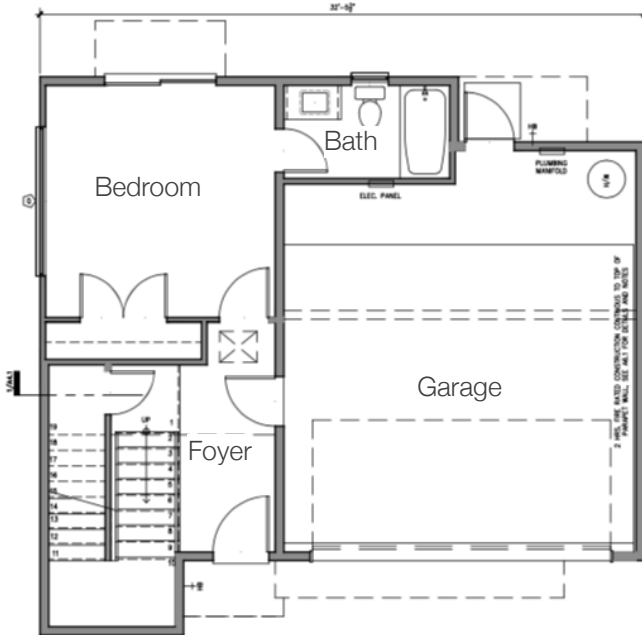


Floor Plan

4213 Koehler St, Houston, TX 77007

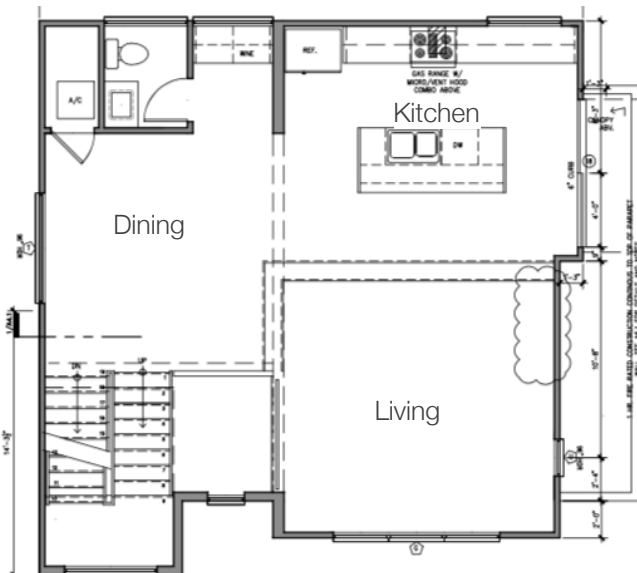
VICKERS
PROPERTIES
GROUP

KSP
KELLY SIMON
PROPERTIES



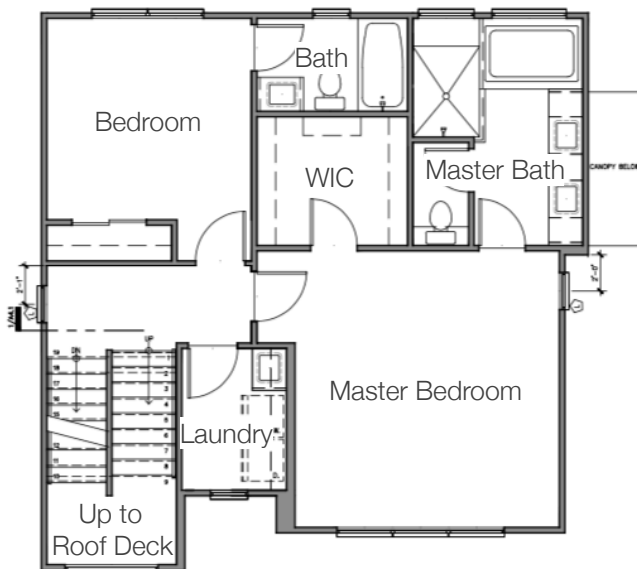
First Floor

- ✓ Dramatic two-story foyer with hand-crafted chandler, oak hardwood flooring and floating staircase with modern tubular steel railing
- ✓ Striking over-sized glass entry door
- ✓ Spacious bedroom with lighted ceiling fan, recessed lighting, double reach-in closet with organizers, ensuite bath and sliding doors to sizable, grassy back yard
- ✓ Ensuite bathroom with quartz countertop with vessel sink, tub/shower combo and elongated commode
- ✓ Front-load garage with automatic opener, extra storage area and access to backyard



Second Floor

- ✓ Flowing floor plan perfect for entertaining or everyday living
- ✓ Solid oak hardwood flooring, recessed lighting, and industrial rubbed-bronze sputnik chandler in dining area
- ✓ Balcony off kitchen perfect for grilling
- ✓ Expansive island kitchen with quartz countertops, four-burner natural gas range with griddle, stainless steel appliances, spring coil pull down single handle faucet, ceramic tile backsplash, under cabinet lighting, and abundant storage
- ✓ Butler's Pantry with built-in wine racks, under cabinet lighting, quartz countertop and space for wine fridge
- ✓ Custom top-down/bottom-up shades throughout
- ✓ Discretely located powder room



Third Floor

- ✓ Roomy master suite with plush carpeting, recessed lighting, lighted ceiling fan, and custom top-down/bottom-up room-darkening shades
- ✓ Master bath features soaking tub, step in shower with tiled floor and frameless glass enclosure, dual vanities with vessel sinks, and private commode
- ✓ Walk-in closet with custom millwork
- ✓ Laundry room with side-by-side washer and dryer and sink
- ✓ Secondary bedroom with plush carpeting, lighted ceiling fan, recessed light, custom top-down/bottom-up room-darkening shades, double reach in closet, and en-suite bath
- ✓ Access to fourth floor roof deck with views of downtown Houston