

## **4603 Maple Street, Bellaire, TX 77401**

*Convenient to I-610, US-59, The Galleria, Texas Medical Center, and  
Downtown*

*Horn Elementary, Pershing Middle, and Bellaire High Schools*

Contemporary North facing luxurious residence inside West Loop 610. The Stucco Home is second from "Avenue B" intersection, two blocks from Horn, Elementary School. Approximately 5,200 sq. ft. of "Modern Convenient Living" of HVAC area ( $\approx$ 6,270 sq. ft. total covered area) with a 3-car tandem garage on a 7,345 sq. ft. lot, meeting the new elevation code requirements of the City of Houston of 2 feet above the 500-year flood plain (not required by the City of Bellaire). Solid  $\frac{3}{4}$ " thick 5" wide American Hickory wood floors throughout. 12-foot high ceilings downstairs and 10-foot plus ceilings upstairs. Oversize RAM metal windows with lots of natural light. 9-foot high solid wood doors downstairs. Great Room with a 5-foot panoramic fireplace and 9-foot high sliding WESTERN metal and glass doors that open and integrate the Great Room, Dining Room, Kitchen and Veranda, great for entertaining. Complete Summer Kitchen. The Wine Cove, open to the dining room, includes a wine cooler and refreshment center. The Professional Chef's Kitchen features a WOLF "Dual Fuel" 60-inch range with 6-burners and a double 24-inch griddle top plus two 30-inch convection ovens; a WOLF microwave oven, twin SUB\*ZERO 36-inch individual refrigerator and freezer columns, twin dishwashers in a large center island on either side of the double Kohler S.S. sink. Large and convenient walk-in Pantry. The Study can be used as a 5<sup>th</sup> Bedroom with a connected full bath. The Master Suite features a seating/TV/Coffee/Bar area with a wine cooler/refreshment center, a large bathroom with dual vanities, make-up space, walk-in shower, freestanding tub and an enormous closet. Three additional upstairs bedrooms each with en-suite baths and walk-in closets. Two 4-ton 16.25 SEER TRANE HVAC with "Variable Speed" air handlers. All metal long life black roof. Custom-made fancy 8-ft. high perimeter fencing. Custom designed and handcrafted cabinetry and woodworks. Professional paint job. Pre-wired for intrusion alarm, CO<sub>2</sub>, smoke, and fire detection systems. Fire Sprinkler system. Oversized 2x6-inch downstairs perimeter framing with "R-19" insulation. Only concrete and CMU blocks below house floor. PEX water distribution system. LED lighting throughout. Provisions (concrete pad, knockout floor, 240/120V electrical, and phone) for a convenient elevator within the staircase. Space for a "Cocktail" backyard pool. Designed by Todd Rice of Rice Residential Design, LLC; Engineering by Bryan Hendricks of Hendricks Engineers, Inc.; and General Contractor Robert Pratel of Omni Contractors.