

# 2024 Dunstan

COMPASS

Southampton



## House Overview

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<b>Bedrooms</b>	4
<b>Baths</b>	3 Full, 1 Half
<b>Square Feet</b>	3,670 per HCAD
<b>Lot Size</b>	8,280 per HCAD
<b>Year Built</b>	1936 per HCAD

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### Foyer

- Hardwood floor†
- Open to Formal Living Room
- Cased opening to Formal Dining Room
- Chandelier lighting
- Crown molding

### Dining Room 13' 3" X 13' 2"

- Hardwood floor†
- Floor to ceiling windows overlooking back yard
- Cased opening to Kitchen
- Cased opening to Foyer
- Wainscoting walls
- Chandelier lighting
- Crown molding

### Living Room 23' 11" X 13' 2"

- Hardwood floor†
- Cased opening to Breakfast Room and Sunroom
- Fireplace with marble surround
- Windows overlooking front and side yards
- Crown molding

### Sun Porch 14' 8" X 9' 5"

- Painted Brick walls
- Arched windows overlooking front, back and side yards
- Built-in bookshelves

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### Kitchen 16' 6" X 14' 8"

- Hardwood floor†
- Open to Family Room
- Cased opening to Dining Room
- Carrara marble countertops and backsplash†
- Island with butcher block countertop, breakfast bar, and farm sink
- Sub Zero refrigerator†
- Chandelier lighting over island
- Under cabinet lighting
- Recessed lighting
- Crown molding

### Breakfast Room 16' 1" X 13' 2"

- Hardwood floor†
- French doors leading to side yard
- Large windows overlooking back yard
- Recessed lighting
- Crown molding

### Family Room 18' 4" X 13' 6"

- Hardwood floor†
- French doors leading to back yard
- Large windows overlooking back yard
- Fireplace with marble surround
- Built-in bookshelves and cabinetry
- Recessed lighting
- Chandelier
- Crown molding

## Southampton

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### Master Bedroom 20' 3" X 17' 11"

- Hardwood floor†
- Fireplace with marble surround†
- Windows overlooking backyard†
- Built-in bookshelves and cabinetry
- Recessed lighting
- Chandelier lighting
- Crown molding

### Master Bath

- Large vanity with Carrara marble countertops and two sinks†
- Clawfoot tub with wainscoting surround†
- Oversized walk-in shower with glass walls†
- Windows overlooking backyard†
- Two large closets
- Chandelier lighting
- Sconce lighting
- Crown molding

### Secondary Bedroom 16' 2" X 13' 2"

- Hardwood floor†
- Ensuite bath
- Large sun porch or study off the bedroom
- Windows overlooking front yard
- Flush mount lighting
- Crown molding

### Secondary Bedroom 13' 3" X 12'

- Hardwood floor†
- Hollywood bath
- Windows overlooking front and side yards
- Flush mount lighting
- Crown molding

### Secondary Bedroom 11' 10" X 10' 10"

- Hardwood floor†
- Hollywood bath
- Windows overlooking side yard
- Flush mount lighting
- Crown molding

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.  
† information per seller



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