



4012 Alba

Now's your chance to get your hands on one of the best values in the Garden Oaks/Oak Forest area! From its FOUR bedroom, 3.5 baths, to its large playroom, well-equipped outdoor kitchen, SIDEWALKS, and large yard with room large enough for a pool, this home truly packs a punch. The bottom floor is an entertainer's paradise with its open concept flow, perfect for gatherings inside and out with the kitchen conveniently located in the back of the home adjacent to the backyard and veranda. All bedrooms are upstairs and open up to a spacious game room/living area. The floor plan of this home wastes no space yet feels open and airy with tall ceilings and ample natural light coming through double pane windows. Additional features include: updated designer color scheme, fixtures, hardware, and backsplash, Stainless Steel appliances, breakfast bar and desk area, recessed lighting, HUGE master ensuite bedroom, Hollywood bath and a backyard that offers: a high-end outdoor kitchen with grill, refrigerator, sink, granite bar, and storage; a spacious veranda with two ceiling fans, fire pit, and state of the art playscape. This is all a short distance to GOMM and loads of restaurants and bars.

****Updated with new designer color scheme, kitchen backsplash, fixtures, and hardware****

\$715,000

4 Bed

3.5 Bath

MLS# 15210172

LED WELL
REALTY



be led well.



ginny@ginnyledwell.com

www.ledwellrealty.com

281-635-7181

FEATURES



Four bedrooms (16x16, 14x13, and 13x12).

3.5 baths

HUGE 19 x 19 master bedroom with ensuite bath
Master bath boasts Jetted tub, Separate Shower, Granite
Countertops, Double Sinks and HUGE well-appointed
closet with built-ins

Gourmet Kitchen with Eat in Breakfast Bar, Desk Area,
and Breakfast Room

Designer color scheme with new hardware, fixtures
and updated backsplash

Gas log fireplace

Beautiful sight lines with arched openings and tray
ceiling in the formal dining room

Loads of natural light

Formal Dining Room

Open and Airy Floorplan

Large play Room

Master Well-Equipped Backyard with Veranda, Flagstone,
Ceiling Fans, Firepit, State of the Art Play Structure,
and Built-In Custom Outdoor Kitchen with Granite,
Grill, Fridge, Sink, Storage, and Bar

Granite Throughout

Mature landscaping throughout

Lowest price per foot for a home of this size in the
whole Garden Oaks Montessori school zone

Hardwoods Bottom Floor

Sidewalks

LARGE yard – NO wasted space with detached garages
and

Drive-in Garage with double wide driveway

Beautifully repaved street with State of the Art Drainage
System

French Drains

Sprinkler System

Ample Off-Street Parking

Outdoor Sound System

Living Room Wired for Surround Sound

New designer color scheme throughout

NO HOA FEES

Wood Floors Downstairs

Zoned to Garden Oaks Montessori Magnet