

4115 Tartan Ln.

5 Beds | 4.5 Baths

4,097 Sq. Ft. | Lot: 8,750 Sq. Ft. | 2018

FEATURES

- Custom, recent construction (2018)
- Two Master Suites (upstairs & downstairs)
- On-trend light fixtures (2019)
- Home still under Builder's warranty
- Window treatments throughout
- Majestic 100-year old Live Oak tree in Back Yard
- Numerous fruit trees
- Beautiful finishes throughout

LOCATION, LOCATION, LOCATION!

- Close proximity & fantastic walkability:
 - o Several parks: Karl Young Park, Helen's Park, Evelyn's Park, "Horse Park" and Brays Hike & Bike Trail
 - o YMCA and numerous restaurants, shops, fitness & more!
 - o Zoned to Mark Twain Elementary, Pershing Middle & Bellaire High
- Easy commute to Texas Medical Center, Rice University, Downtown, The Galleria & Greenway Plaza

Outdoor Living:

- Enormous Back Yard with ample space for a pool
- Huge 100-year old Live Oak tree, perfect for swings and provides great shade for the yard
- Cul-de-sac street
- Large gazebo in Back Yard

Other Home Features:

- Mudroom perfectly situated off the garage
- Garage features electric car hook-up availability, spacious storage area and access to under-house storage
- Lots of storage throughout and multiple built-in cabinets
- Lots of large windows throughout

Kitchen:

- Lots of cabinet storage and counter space
- Top of the line appliances including gas cooktop, powerful vents and double ovens
- Large island with Farmhouse sink, Breakfast Bar & ample space for bar stools
- Walk-in pantry
- Opens to Breakfast/Dining Room and Family Room

Breakfast / Dining Room:

- Large enough for a table of any shape
- Contemporary light fixture, lots of built-in storage, beautiful glass display cabinets and 2 windows providing ample natural light
- Open to the Kitchen and Family Room for effortless entertaining

Family Room:

- Features a gas log fireplace and large windows providing ample natural light
- Beautiful views of the Back Yard and 100-year old Live Oak tree

Home Office:

- Features wood floors, a chic light fixture and beautiful double doors
- Spacious enough for a large desk and seating area

First Floor Master Suite:

- Flexible as a Guest Suite or Flex / Play Room
- Spacious walk-in closet with lots of built-in shelves
- Master Bath features a Quartz double vanity and large shower

Second Floor Master Suite:

- Raised ceilings with wonderful views of the majestic 100-year old Live Oak tree
- Huge walk-in closet with custom built-in shelving
- Master Bath features Quartz double vanity, large shower with glass surround & separate extended-sized tub

Game / Flex Room:

- Oversized upstairs Flex Room featuring a storage closet
- Perfect for adult or children entertainment

Utility Room:

- Spacious, featuring tons of built-in cabinets
- Lots of counter space and a large clothes folding station

All information per seller. Please independently verify.

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