

*2816 McCulloch Circle
in Villa dei Fiori at St George Place*

\$640,000



Impeccable, Sophisticated, Fabulous Views & Easy Walk to Galleria
Tucked inside a gated enclave & across from a charming pocket park, this to-die-for home has private, gated & covered entry leading toward rich, mahogany front door
Soaring ceilings, tall windows & wide-open floor plan flows unobstructed from Foyer to Living Room, to Dining Room, to Kitchen & toward charming back patio & garden
Baby grand piano could easily fit into this large, unobstructed space
Kitchen has long, granite counters, breakfast bar, tons of cabinets, corner pantry, Bosch appliances, 5-burner gas cook top, convection oven & dishwasher
Powder room discreetly positioned nearby off hall & door to garage
Romantic, spacious Master Suite floor has skyline views of Galleria-area
What a wonderful way to start & end the day in the opulent Master Bath!
Polished granite on long, dual sink vanity are bathed in natural light
Walk-in shower, comfy Jacuzzi tub & huge Master Closet
Generous Laundry is accessed from Master Bath & from second floor hallway
Two more nicely sized Bedrooms at far end of hall have private baths with upscale granite-topped console vanities & grand closets
HUGE third floor has more wonderful Galleria skyline views & ½ bath plumbed for tub/shower. Could be 4th Bedroom, Game Room. Home office
Luscious hardwood floors thru'out 1st floor, on dramatic staircase & 2nd floor hallway

*New Carpeting. Gas log fireplace. Whole house, water filtration system.
 Freshly Painted interior & exterior. Two recent 40-gallon hot water heaters
 Wonderful 34'x13' brick paver patio is directly off living & dining rooms
 Luscious grass on amazing 62'x17' side yard is perfect for entertaining and play
 Recent 16 S.E.E.R. HVAC + one original HVAC
 Gorgeous tile roof & stucco exterior. Spacious two-car garage*



Approximate Dimensions

Foyer	10'7" x 9'	Master Bedrm	16' x 15'5"	N. Bedrm	13'5" x 11'7"
Hallway (1 st fl)	11'10" x 15'4"	M. Bath	20'9" x 9'2"	S. Bedrm	14'6" x 10'10"
Kitchen	18'7" x 9'9"	M. Closet	9'9" x 9'7"	Game Rm	24'9" x 16'7"
Dining	22'4" x 9'9"	Laundry	10'5" x 5'5"	Back Patio	34' x 13'
Living Rm	18'10" x 16'7"	Hallway (2 nd fl)	24'8" x 6'10"	Side Yard	62' x 17'
		Garage	20'7" x 18'8"		

3-4 Bedrooms + 3 full baths + 2 half bath. Every Bedroom has private bathroom
2961 S.F. on 3833 SF lot & built in 2005, per HCAD

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