

# 4004 Feagan #D

Houston, Texas 77007  
Rice Military/Washington Corridor

*Park lover's dream location. Meticulously maintained free-standing three bedroom, three and a half bath home conveniently located close to Memorial and Buffalo Bayou Park and a short commute to Downtown, Texas Medical Center and Uptown Houston. Second floor living features large living space designed to accommodate an intimate sitting area with gas log fireplace, dry bar, television viewing area and a dedicated dining room. Hardwood floors, multiple windows with great natural light and tall ceilings. Open kitchen floor plan with island features granite countertops, stainless appliances and gas cooktop. Oversized balcony off the living room great for grilling and/or entertaining. Bedroom one; optional study with private bath located on the first floor. Third floor Master en-suite features jetted tub, seamless glass shower, double vanities and walk-in closet. Additional bedroom with private bath, and laundry on third floor.*

*(Three bedroom, three full, one half bath, two car garage located in Rice Military/Washington Corridor; 2,273 sq. ft. home (per HCAD); 1,892 sq. ft. lot (per HCAD); built in 2007 (per HCAD).)*

#### Foyer – 12' x 10'

- 4" Multi-piece crown molding
- 6" Baseboards
- 18" Diagonally set travertine floors
- Coat closet with hanging rack

#### First Floor Bedroom – 11' x 11'

- Carpet
- 4" Multi-piece crown molding
- 6" Baseboards
- Ceiling fan with 4-bulb light
- Walk in closet with two hanging racks and three shelves

#### First Floor Bedroom Bath – 7' x 4'

- Granite countertop and backsplash
- 12" Diagonally set travertine floor and tub/shower combo surround
- One double-door overhead floating linen cabinet with two adjustable shelves
- Vitra 1.6 gallon toilet

#### Living Room – 21' x 12'

- Hardwood floors
- 6" Multi-piece crown molding
- 6" Baseboards
- 9' Ceiling
- Recessed lighting
- Ceiling fan
- Gas fireplace with 12" travertine surround and hearth, and wood mantel

#### Dry Bar

- Granite countertop and backsplash
- Danby Silhouette mini wine fridge
- Two under counter drawers
- One double-door under counter cabinet
- Under cabinet lighting
- Two overhead double-door glass faced bar cabinets with three adjustable shelves

#### Dining Room – 14' x 10'

- Hardwood floors
- 6" Multi-piece crown molding
- 6" Baseboards
- 9' Ceiling

#### Kitchen – 13' x 9'

- Hardwood floors
- KitchenAid appliances including four-burner gas stovetop and vent hood, microwave, convection oven, refrigerator/freezer combo and dishwasher
- KitchenAid double basin sink
- Granite countertops
- Subway stone backsplash with metallic inlays with decorative 4" diagonally set trim
- Granite island with room for three chairs or stools, two under counter utility drawers, two single door and one double door under counter cabinets
- One pull-out bakeware drawer
- Under counter lighting
- 9' Ceiling
- 6" Multi-piece crown molding
- Seven double-door cabinets; four with three adjustable shelves, two with two adjustable shelves and one with no shelves
- Two double-door and two single-door under counter cabinets
- Walk in pantry with eight fixed shelves and built-in spice rack

#### Study Nook – 6' x 5'

- Hardwood floors
- Granite countertop with knee space cut out
- Two single-door and one double-door overhead floating cabinets with three adjustable shelves
- Three under counter utility drawers
- Two single-door under counter cabinets
- Under cabinet lighting

#### Half Bathroom – 4' x 4'

- Hardwood floors
- Kohler pedestal sink
- 4" Multi-piece crown molding
- 6" Baseboards
- Vitra 1.6-gallon toilet

#### Master Bedroom – 19' x 15'

- Carpet
- 10' Raised ceiling
- 4" Multi-piece crown molding
- 6" Baseboards
- Recessed lighting
- Ceiling fan

#### Master Bath – 11' x 11'

- Granite countertops and backsplash
- Double sinks
- Jetted tub
- Oversized seamless glass door shower
- 18" Travertine floor, tub and shower surround
- 4" Multi-piece crown molding
- 6" Baseboards
- Four under counter slim drawers
- Two double-door under counter cabinets with two adjustable shelves
- One double-door floating linen cabinet with two adjustable shelves over toilet
- Vitra 1.6-gallon toilet

#### Third Floor Bedroom – 12' x 11'

- Carpet
- Ceiling fan with four-bulb light
- 4" Multi-piece crown molding
- 6" Baseboards

#### Third Floor Bedroom Bath – 10' x 4'

- Granite countertop and backsplash
- 12" Travertine floor and tub/shower combo surround
- 4" Multi-piece crown molding
- 6" Baseboards
- Three under counter cabinets
- One under counter drawer
- One double-door floating linen cabinet with two adjustable shelves over toilet
- Vitra 1.6-gallon toilet

#### Laundry Closet (located on 3rd floor)

- 12" Travertine floor
- One overhead hanging rack
- One single-door and one double-door floating linen cabinet

#### Patio (located on 2nd floor) – 17' x 6'

- 12" Slate tile floor
- Wrought iron railing
- Recessed lighting

Walter Bering 713.851.9753

Broker Associate walter.bering@sothebyshomes.com

Martha Turner | Sotheby's  
INTERNATIONAL REALTY

© MMXVIII Sotheby's International Realty, Inc. All Rights Reserved. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. This offering is subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc. Real estate agents affiliated with Sotheby's International Realty, Inc. are independent contractor sales associates and are not employees of Sotheby's International Realty, Inc. Equal housing opportunity.