

# 16 Milan Estates

Houston, Texas 77056

Galleria Area

*Meticulously maintained traditional three bedroom, two full and one-half bath town home conveniently located in Galleria Area gated community. First floor living features formal living room with gas fireplace, formal dining room with direct access to the kitchen with granite counter tops and Jenn-Air appliances. Additional intimate den on first floor with gas fireplace and built-ins, and access to the private patio. Hardwood floors throughout first floor. Second floor spacious master bedroom with en-suite master bath with large walk-in closet, separate shower and jetted tub. Two secondary bedrooms with shared bathroom up.*

*(Three bedroom, two full, one half bath, two car garage, 2,397 sq. ft. home (per HCAD); 2,406 sq. ft. lot (per HCAD); built in 1997 (per HCAD).)*

## Kitchen – 12' 9" x 12'

- 9' 11" Ceiling
- Granite tile counter tops
- Raised bar seating counter with space for three to four chairs
- 12" Diagonally set porcelain tile backsplash
- 17-Lite window with plantation shutters
- Drop-in double basin porcelain sink with hand sprayer
- Maytag fridge/freezer combo
- Jenn-Air oven
- Jenn-Air microwave
- Jenn-Air dishwasher
- Jenn-Air 4-burner gas cooktop
- Two overhead double door and double-sided glass faced display cabinets with adjustable shelving
- Four overhead double door cabinets
- Two overhead single door cabinets
- Two under counter double door cabinets
- Four under counter single door cabinets
- Six under counter drawers
- Pantry closet with five shelves
- Recessed lighting
- 10" Multi-piece crown molding
- 6" Baseboards
- 2" Hardwood floors

## Formal Dining – 12' 9" x 12' 2"

- Large archway from formal Living room
- Double door access to Kitchen
- Five-candle bronze chandelier with fabric shades
- Two 18-lite windows with plantation shutters
- Recessed lighting
- 10" Multi-piece crown molding
- 6" Baseboards
- 2" Hardwood floors

## Formal Living – 20' x 18'

- Gas fireplace with marble tile hearth and surround with a wooden mantel
- Coat closet with one rack and overhead shelving
- Two 24-lite windows with plantation shutters
- Two 18-lite windows with plantation shutters and 3-lite transoms
- Recessed lighting
- 10" Multi-piece crown molding
- 6" Baseboards
- 2" Hardwood floors

## Powder Room – 5' 7" x 4'

- Porcelain pedestal sink
- Victorian faucet in polished nickel
- Two-bulb vanity sconce
- Sterling 1.6G toilet
- 6" Baseboards
- 12" Tile floors

## Den/Family Room – 15' x 12'

- Gas fireplace with granite tile surround and hearth with a wooden mantel
- Two storage nooks each with one double door cabinet and a bookcase with three adjustable shelves
- 12-Lite French door with two 12-lite sidelights providing access to 16' 8" x 8' 6" private back patio
- Recessed lighting
- 10" Multi-piece crown molding
- 6" Baseboards
- 2" Hardwood floors

## Master Bedroom – 18' 9" x 17' 4"

- Tray vaulted ceiling
- Two sets of 10-lite French double doors with plantation shutters functioning as windows to the front of the home
- Double door entry from 2nd floor landing
- Double door access to en-suite master bathroom
- Ceiling fan
- Recessed lighting
- 6" Crown molding
- 6" Baseboards
- Carpet floors

## Master Closet – 18' x 15' 5"

- Six panel single door entry
- Six hanging racks; two are dress height
- Floating shelf tower with five shelves
- Six fixed shelves

## Master Bathroom – 15' 5" x 10' 4"

- Vaulted ceiling
- Decorative tile counter top and backsplash
- Double sink vanity with two drop-in porcelain sinks and polished brass Victorian style faucets
- Knee space cutout in vanity
- Five under counter drawers
- Two double door under sink cabinets
- One single door under counter cabinet
- Wall mounted medicine cabinet
- Large linen cabinet with laundry hamper below
- Jetted tub set in marble tile surround with polished brass faucet
- Walk in shower set in alcove with tile surround and seamless glass door
- Private lavatory closet with Sterling 1.6G toilet

## Bedroom 2 – 13' 6" x 11' 1"

- Vaulted ceiling
- Two 15-lite windows with shutters
- Six panel double door closet with one hanging rack and one shelf
- Ceiling fan
- 2" Baseboards
- Carpet

## Bedroom 2 & 3 Bathroom

### Bedroom 2 vanity

- White countertops and backsplash
- Single sink with chrome faucet and hand towel ring
- Carpet
- Recessed lighting
- Built-in medicine cabinet
- Sconce over mirror
- Counter to ceiling mirror
- One double door under counter cabinet
- One single door under cabinet
- One under counter drawer
- Six panel door to lavatory

### Bedroom 3 vanity

- White countertops and backsplash
- Single sink with chrome faucet and hand towel ring
- Carpet
- Recessed lighting
- Built-in medicine cabinet
- Sconce over mirror
- Counter to ceiling mirror
- One double door under counter cabinet
- One single door under counter cabinet
- Six panel door to lavatory

## Bathroom

- 12" Tile floors
- Tub and shower combo with 4" tile surround with decorative tile trim
- Sterling 1.6G toilet

## Bedroom 3 – 13' 6" x 10' 11"

- Vaulted ceiling
- Six panel double door entry
- Six panel single door closet with four hanging racks; two are dress height, and four shelves
- Set of ten-pane double French doors with shutters to Juliet balconies overlooking the front of the property
- Ceiling fan
- 2" Baseboards
- Carpet

## Utility – 5' 11" x 5' 3"

- Gas and electric washer and dryer connections
- Two overhead double door cabinets
- Recessed lighting
- 6" Baseboards
- 8" Tile floors

Walter Bering 713.851.9753

Broker Associate walter.bering@sothebyshomes.com

Martha Turner | Sotheby's  
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