

2208 Dunstan Road, Houston, TX 77005

Located in Southampton, one of the City's most walkable neighborhoods. The property is a short walk from Rice Village, two blocks from Fleming Park and two blocks from the jogging/walking track around Rice University. An easy bicycle ride down Rice and Sunset Boulevards and through the center of Hermann Park provides an unusually scenic connection to the Braes Bayou Greenway trail.

- The complete re-construction of 2208 Dunstan in 2013 was Architect designed and built by Shaver Custom Homes. The work included new windows with Low E glazing, new Berridge standing seam metal roof, new wiring, new plumbing, full insulation, and 3-zone HVAC system with humidistats. Hot water system was designed with a 75-gallon, gas water heater in the rear attic with circulating pump for quick hot water throughout house. Screens were provided for all operable windows and are stored in front attic.
- The renovation included addition of third floor studio with cathedral ceiling and flanking storage attics. Two structural piers were added in crawl space to support the added construction. The crawl space is accessed through a removable panel in closet below stairs.
- Exterior design features slurry coated brick and stained, cedar clapboard siding on projecting elements. The standing seam roof drains to continuous gutters and downspouts connected to underground drainage system.
- Ground Floor features an open plan living area with seven-foot wet bar with space for 2-foot-wide wine cooler. The living area is separated from adjacent study by a two-sided, stone clad, gas fireplace.
- Washer/(gas) Dryer Closet is also located on the ground floor adjacent to full bath.
- Enclosed sun room has dramatic windows on three sides overlooking side garden and front yard.
- Kitchen includes water line to three-foot-wide refrigerator cabinet as well as GE Café stove/oven and venting microwave combination, farm sink with disposal, and dishwasher.
- Family Room on second floor designed for conversion to fifth bedroom, if desired, and includes built-in shelving, a grid of low voltage lighting and exposed wood joists
- Master bedroom suite has two walk-in closets. Generous master bath includes glass shower enclosure, oval garden tub with wiring for future whirlpool tub, if desired, and two lavatories.
- The three levels are connected by a generous, 42-inch-wide, stairwell with oak treads, alternating metal balusters and a continuous wood handrail.
- The wood floor on the Ground Floor was recently refinished and the carpeting on upper floors replaced.



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- The one and one-half garage includes a wall of cabinets relocated from former kitchen, a motorized, overhead door and a new roof installed in 2013. Wood siding on two sides of the garage complement the house.
- Motorized, 16-foot-wide, rolling driveway gate provides access from neighborhood alley as well as continuous fencing for the rear yard.
- Total of three off-street parking spaces are possible – one in the garage and two on the driveway apron inside rolling gate.
- House features indoor/outdoor living with magnificent views from the kitchen, adjacent dining room and master bedroom of mature street trees on Dunstan while three pairs of French doors overlook the side yard deck, patio and trellis.
- Landscaped side-yard runs the full depth of the property. The landscaping is fully irrigated by a system controlled from the garage, and the side yard is drained by an underground system. Side-yard patio consists of large concrete pavers bordered by “moon” rocks and is connected to the house by a raised wood deck.
- Neighborhood security patrol, supported by voluntary contributions, operates around the clock.
- The house is being sold empty and has not been occupied since early February.

Civic Club (voluntary): Southampton Civic Club 713-523-7422

Home maintained by:

- HVAC: AirTeam (original installer) 713-956-8326
- Plumbing: Mammoth Plumbing 281-398-1700
- Electrical: MSF Electric 713-290-1344
- Painting: Santoyo Painting 281-513-3272
- Pest and Termite Protection: HomeTeam Pest Defense 877-461-7378
- Yard: Victor Flores 713-382-1921
- Security: ADT and Southampton BOCA Security Patrol
- Gutters: Advantage Pro Services 713-861-8001
- Irrigation System: JB Irrigation and Services 281-744-6909
- Waste and Recycling Service: Texas Pride Disposal 281-342-8178

*Per Seller



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