

100 Phanturn Lane



Special notes about a special home...

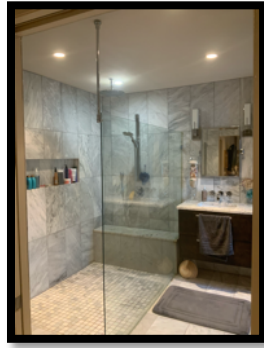
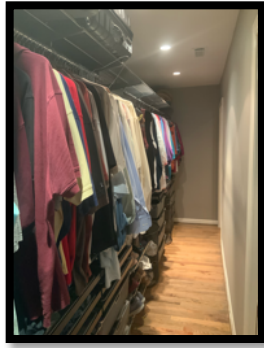
Unique renovated townhome in a great Bellaire neighborhood. Home was updated with lower long-term maintenance in mind. Side yard with beautiful garden designed for butterflies and hummingbirds. Home has an abundance of windows providing natural light in every room.



Interior...

Complete renovation of open concept Kitchen / Dining / Living area in 2014

- Kitchen / Dining Area
 - Two large pantry areas and extended cabinetry
 - Beautiful granite countertops and large granite custom kitchen island
 - Porcelain flooring throughout 1st floor
 - Stainless steel appliances with Samsung refrigerator, LG gas stove with double ovens, Bosch Super Quiet dishwasher, and Vent-a-Hood
 - Dining area with additional eating area at granite island
- Living Room
 - Gas fireplace
 - Custom Texas pecan mantle
 - 2017 Renewal by Anderson windows – Composite, energy efficient & low maintenance
 - Vaulted ceiling
- 1st Floor Bathroom
 - Powder room and separate shower / sink combination for bedroom
 - Updated fixtures and lighting
 - Carrera marble countertop
- 2nd Bedroom
 - Quiet space with large closet
- Office / 3rd Bedroom
- Master Bedroom
 - Hardwood floors
 - Large master closet
 - Garden view balcony access
 - Small library / storage / office space
 - Attic storage space above Master Bedroom
- Master Bathroom
 - Carrera marble floors, walls and countertops
 - Glass shower with bench, two shower heads
 - Washer / dryer connections



Exterior...

- Brick and Hardy-plank siding
- 30-year GAF composite shingles on gabled roofs replaced in 2018 with leaf guard-type gutters
- TPO commercial grade flat roof
- Solar power exhaust fan heat venting
- Tankless natural gas hot water heater
- Front & side yards landscaped with limestone beds and plants to attract hummingbirds, butterflies, and bees
- Custom pergolas with climbing Peggy Martin roses

Special Items...

- Interior electrical wiring replaced with copper wiring in 2014 renovation
- Plumbing updated to copper piping in 2014 renovation
- Sanitary sewer line replaced back to main tie-in by previous homeowners

