

# 8418 Bluegate Street

## KEY FEATURES:

- Spectacular backyard: Salt water, self-cleaning pool, firepit, lush landscaping & yard space for play
- Move-in ready: Freshly painted & refinished wood floors (no carpet in the house)
- Large windows: Brilliant natural light & views of the fabulous backyard
- Downstairs flex room: Perfect as bedroom, second home office, playroom or other
- Storage!
- Generator: Automatic Natural Gas

## LOCATION, LOCATION, LOCATION!

- Easy access to wonderful area highlights:
  - Parks & Recreation: Hermann Park, Evelyn's Park, & Brays Hike & Bike Trail
  - Starbucks, Target, Bacco, Whole Foods, Hank's Ice Cream, Rice Village, and more!
- Easy commute to Texas Medical Center, Rice University, Downtown, The Galleria & Greenway Plaza

## Study:

- A wall of built-in richly stained cabinetry
- Glass French doors

## Dining Room:

- Beautiful millwork
- Oversized for easy entertaining

## Family Room:

- Sizable and open Family Room - Features built-in cabinets & shelves and a gas log fireplace with stone surround
- Wall of windows provide ample natural light & beautiful views of the pool & landscaping
- Surround sound with Harmon Kardon high-end speakers

## Kitchen and Breakfast Room:

- Large island with Breakfast Bar
- Viking gas cooktop, double oven and wine fridge
- Substantial cabinets storage & counter space
- Butler's Pantry, conveniently situated between Kitchen & Dining Room, features ample built-in cabinets & counterspace
- Breakfast Room, open to Kitchen & Family Room, features a serving buffet and large windows providing brilliant natural light and views of the back yard

## Master Suite:

- Spacious Bedroom w/ raised ceiling & sitting area
- Private balcony & large windows overlooking the gorgeous back yard
- Oversized closet with useful built-in storage
- Expansive Master Bath features double vanity, ample counter space, lots of cabinets, large shower with 2 shower heads & separate tub

## Secondary Bedrooms & Bathrooms:

- First floor: Flex room with full bath – perfect as a guest room, 2nd home office, playroom or other
- Second floor: 3 Secondary Bedrooms & 2 bathrooms

## Gameroom:

- Large room & ready for fun
- Wall of windows overlook beautiful lush trees including a huge Magnolia tree
- Surround sound with Harmon Kardon high-end speakers
- 2 Storage closets

## Back Yard & Outdoor Living:

- Salt water, self-cleaning pool with water features, spa & sun deck
- Large covered patio
- Fire pit with seating
- Incredible landscaping
- Plenty of yard space for play
- Storage shed, pool equipment & generator hidden behind an insulated fence (noise mitigation of equipment)

## Convenience & Functional Features:

- Spacious Mud Room with built-in cabinets, shelves, bench & 'drop-zone'
- Plantation shutters & window treatments throughout
- Pool features are remote controlled from kitchen
- Upgraded fence in backyard (taller & stained)
- Roof/Attic: 7 year-old roof, gutter guards, Solar powered attic fan, extra insulation & heat barrier
- Upstairs AC is a Trane dual-stage energy efficient with HEPA filtration
- Solar window film on sun-exposed windows
- Tree root barrier to protect foundation & pool
- Radio RA security lighting
- Epoxy, non-stick garage flooring
- Wired for sound w/ high-end HK ceiling speakers

**No history of flooding; located in 500-year flood zone**

*All information per seller. Please independently verify.*

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