



1113 Mulberry Lane, Bellaire, Texas

Why we love this home:

**Safety**

This small neighborhood is insulated by surrounding established neighborhoods including West University to the east and other high-end Bellaire neighborhoods to the south and west.

**Privacy/Quiet**

We are located AWAY from the freeway, which has significant constant noise. Our neighbor across the street is CenterPoint Energy. This is a parking and staging area. There is little activity and noise and no disturbance or disruption. The lack of homes on the other side of the street makes this street quiet and private and allows for additional parking and less traffic. Proximity to CenterPoint can also be an advantage in the event of storm-related power outages. There is also very little noise from the train as this is a Federal Quiet Zone. And, CenterPoint serves as a buffer.

**Neighborhood**

The "Inside the Loop" location is a prestigious attribute for Houston living. Easy access to the 610 Loop, Hwy 59/69, Westpark and the Westpark Tollway. Our home is close to the Texas

Medical Center, Greenway Plaza, The Galleria/Uptown, with easy access to downtown. It is walking distance to Mulberry Park (tennis, playground) and Evelyn's Park (with Betsy's Café). Also close to Whole Foods on Holcombe, and to Wesleyan and Bissonnet where you will find Randall's, Walgreens, the famous Buffalo Grill, Skeeters, and Torchy's Tacos.

### **Schools**

This home has some of the best public schools in the metro area. We are zoned to the preferred elementary – Horn Elementary. Also Pershing Middle School and Bellaire High School. Walking distance to Pin Oak Middle School (lottery entry), as well as Episcopal High School (private) and The Post Oak School (private).

### **Never Flooded**

This home remained completely dry during Hurricane Harvey and all other major rain events. If you have never been flooded, it is one of the most devastating events one can experience. Other areas in Bellaire have flooded numerous times.

### **Yard**

The spacious back yard provides ample room activities, relaxing, dining, morning coffee, evening wine. And, there is room to add a pool.

### **Details**

Bellaire custom two-story brick home located inside Loop 610. Custom-built by Damon Homes (now Gregory Homes) in 2002 for current owner & well-maintained. Recent 2020 updates/replacements, "like-new" condition. Elegant, sophisticated, & remarkably functional for a family. High-quality construction, energy-efficient, brick exterior, open floor plan, beautiful kitchen, abundance of natural light, great for entertaining. Master suite is conveniently located on 1<sup>st</sup> floor overlooking large, lush backyard and patio. Large upstairs living/game room is great for family time. Unlike much of Bellaire, this home is outside the Special Flood Hazard Area per FEMA. High and dry – never flooded.

### ***Features:***

Five bedrooms, 3.5 baths, two-story living room, formal dining room, den/office, 5<sup>th</sup> bedroom perfect for a second office, master suite on first floor; additional second living/game room on second floor. Great for entertaining as well with open floor plan. Hardwood floors; granite kitchen counter tops, quartzite counter tops in all bathrooms; two-story foyer; large gas fireplace; 10-foot ceilings in den, dining, kitchen, breakfast; master ceiling vaulted to 12.5 feet; upstairs bedrooms and game room ceilings vaulted to 10.5 feet. Hollywood bath upstairs. Butler's pantry; large kitchen pantry; built-in kitchen desk; built-in cabinet in den. Speaker system for music throughout first floor including back patio; IT closet. Master suite has his/her vanities, whirlpool tub, separate marble tile shower with frameless glass door, and porcelain tile floors and bath surround. Master closet with his / her built-in dressers. Double-paned insulated windows; radiant barrier protection with extra insulation in attic; zoned HVAC, two units with a total of 9-tons of cooling (new 2017 and 2018); two water heaters (both new 2018). Two attic

spaces for extra storage. Hurricane clips in roof framing. Slab foundation over-engineered with over 30 bell-bottom piers. Back yard French drains. Two-car garage with porte-cochere.

Quiet street, family-oriented neighborhood with a lot of kids. Walk to Mulberry Park and Evelyn's Park. Easy access to Galleria/Uptown, Greenway Plaza, Texas Medical Center, Downtown.

Zoned to Bellaire High School. Walk to Pin Oak Middle School, Episcopal High School, Kolter Elementary, and The Post Oak School.

Owners raised four children in this home and are now relocating to be closer to family.

### Updates/Replacements:

#### March/April 2020

- Master bath – new porcelain tile floor and tub surround, new quartzite counter tops, new faucets, new light fixtures, new cabinet hardware, cabinet paint, resurfaced jet tub
- Other bathrooms – new quartzite counter tops, new faucets, cabinet paint, resurfaced tubs
- Kitchen - new light fixtures, cabinet paint, new cabinet hardware, new gas stove top
- Painted stair handrails and posts
- Reconditioned and stained front door, painted back door
- Fresh paint on select interior areas and exterior trim
- Garage floor paint

#### 2019

- New exterior fence

#### 2018

- Both water heaters new
- New upstairs HVAC system

#### 2017

- New downstairs HVAC system

#### 2014

- Interior paint throughout
- Reconditioned wood floors
- New carpet
- New dishwasher
- New back door
- New garage door