

# 6623 MINOLA STREET

HOUSTON, TX 77007

CAMP LOGAN, MEMORIAL PARK

3 BR | 3.5 Baths | Built 2004 | 3346 SF | 2467 SF Lot

## Updates

- 2020 – Landscaping
- 2019 – Hardwood floors & Kitchen cabinets - refinished
- 2018 – Exterior - freshly painted
- 2011 – HVAC – new large Unit for 2nd & 3rd Floors
  - Master bath – remodeled
  - Hardwoods on 3rd floor
  - Plantation shutters – throughout
  - Water filtration system – throughout
  - Built-ins – Master Suite, Study, Living Area
  - Kitchen – new lighting
  - Patio, Fountain, Sprinkler system, Landscaping
  - Wood on ceiling of all Balconies
  - Interior – freshly painted

## Exceptional Features – Exterior

- Location – steps to Memorial Park – golf, tennis, trails, playgrounds
- Camp Logan – Easy access to Downtown, Galleria, 610 & I 10
- Houston Open golf tournament - coming to Memorial Park Fall 2020.
- 5 Outside Spaces:
  - 3 Balconies –stone tile floor, custom wrought iron railing, high wood ceiling, recessed lights, spacious
  - 2 Patios - Front Atrium & Back yard patio with Fountain
  - Wrought Iron gate & covered walkway to back yard
- Sprinkler system, Landscaped & fenced yard, Night lighting – automatic
- Garage – 2 car + storage area. Additional parking; Attic storage
- Builder's custom home – exceptional fixtures & amenities.
  - Superior stucco & stone exterior
  - Foundation – built to a higher grade
  - Architecturally impressive; custom designs; high-end upgrades

## Exceptional Features – Interior

- 2 Wet Bars – granite counter, glass-front cabinets, wine cooler, frig
- Hardwood floors- wide Cherry plank –refinished – no carpet
- Slate floors on 1st floor; Marble & Stone floors in Baths
- Plantation Shutters throughout
- Water Filtration System throughout
- Surround sound throughout – Smart home
- High ceilings, Crown Molding, Recessed lighting, Ceiling Fans
- French doors, wide glass panels, transoms above
- Double pane windows
- Study/Office – built-in desk, cabinets, shelves
- Utility Room – Stainless sink, built in cabinets, Door to Attic & storage
- HVAC – 3 Zones
- Excellent flow for entertaining

## Living & Dining Area

- Gas Log fireplace with Stone surround
- Built-ins on both sides of fireplace; TV in Cabinet - included
- Chandelier – Dining Area
- Wet Bar with glass-front cabinets & dual temp wine cooler
- Hardwoods throughout; Slate & wood floor in front of Wet Bar
- Surround sound
- Balcony with Storage closet

## Kitchen

- High-end KitchenAid stainless Appliances:
  - 6-Burner gas range & warming drawer,
  - Huge refrigerator, Microwave, Dishwasher
- Breakfast Room
- Breakfast Bar – granite
- Marble Island with Porcelain Prep Sink
- Instant Hot Water
- Double stainless sinks
- Granite counters; Slate & Granite backsplash
- Giant walk-in Pantry with plenty of Storage
- TV – mounted under cabinet – included
- Open to dining room & living room
- Balcony with gas outlet - for Grilling

## Master Suite

- Spacious Sitting Area - Built-ins on 2 walls
- Expansive Master - built-in cabinet – Large TV included
- Coffered Ceiling, Cove Lighting, Ceiling Fan
- Large Walk-in closet with built-in shelves & drawers
- Master Bath - remodeled
  - Carrara Marble floors
  - Marble counter with double sinks
  - Jetted bathtub with intricate tile design
  - Oversized walk-in seamless shower with 2 shower heads
  - Water Closet behind door
- Balcony with Storage closet



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