



# 4530 Elm Street – Features List

(All information provided as per seller)

5 Bedrooms • 5 Full Baths • 1 Half Bath  
5,445 Square Feet – 8,100 Square Foot Lot

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## First Floor

### Kitchen

- Dekton stain, scorch, and scratch-proof countertops
- Wolf Dual Fuel 48” Range – 6 burners plus griddle and dual convection ovens
- Custom range hood
- Pot filler
- Subzero refrigeration with paneling to match cabinets
- Asko dishwasher with paneling to match cabinets
- Oversized island with waterfall countertop
- Soft close cabinets and drawers
- Blanco Silgranit single basin undermount sink – granite composition fabrication is non-porous and reduces bacteria growth by up to 98%
- Under cabinet lighting and electrical outlets
- Walk-in pantry with custom shelving, cabinetry and counter space for small kitchen appliances
- Breakfast room provides extension of cabinetry and counter space

### Living Room

- Gas fireplace with stone surround
- Panoramic accordion doors bridge indoor and outdoor living spaces

### Dining Room:

- Tray ceiling detail
- Designer chandelier

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### Wet Bar

- Located between kitchen and dining rooms with adjacency to living room
- U-Line beverage cooler
- Microwave drawer
- Single basin sink

### Study

- Custom steel doors to match entry doors
- Built in cabinetry with desk and shelving
- Access to front porch

## Second Floor

### Owner's Suite

- Barrel vaulted ceiling in bedroom and vaulted ceiling in bathroom
- Coffee bar
- Oversized walk-in closet
- Dual sinks with additional vanity space
- Free standing soaking tub
- Marble shower with bench, three shower heads and seamless glass door
- Water closet

### Secondary Bedrooms

- One located on first floor, three additional located on second floor
- En-suite bathrooms
- Walk-in closets with custom shelving
- Downstairs bedroom has access to outdoor living space
- Ceiling fans

### Game Room

- Dry bar with U-line beverage cooler
- Built-in cabinetry
- Tray ceiling detail with designer chandelier

### Utility room

- Single basin sink
- Extensive storage space with additional counter and hanging space

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## Exterior

- Resort style pool with spa
- Custom outdoor lighting
- Turf in backyard
- Completely fenced backyard
- Outdoor kitchen with Coyote stainless steel appliances and sink
- Front porch accessible from front entry as well as study
- Sprinkler system

## Additional Features

- Elevator capable
- 2 car garage with epoxy flooring
- Sonos sound system with speakers throughout living spaces, including outdoors
- Designer tile choices, light fixtures and hardware choices throughout
- Wide plank, custom finish hardwood floors throughout both first and second levels
- Nest smart thermostats
- Mud room with locker storage just inside the garage
- Additional cubbie storage and walk-in closet in garage
- Steel front doors with privacy treatment
- Study nook located on first floor with barn door – desk space for two with custom cabinetry
- Additional study nook located on second floor between the two front bedrooms
- Custom window coverings throughout
- Walking distance to Evelyn's Park, Episcopal High School and Post Oak School
- Convenient to downtown, The Medical Center, 610 and 59
- Zoned to Horn Elementary School, Pershing Middle School and Bellaire High School

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