

4925 Valerie St – Features Bellaire, TX 77401

General Information

- Completed in 2014
- Built by Frankel Building Group
- LEED Certified, energy efficient home
- 5 bed 5.5 bath - One bedroom down off kitchen, 4 upstairs one with loft currently exercise room, Primary bedroom has a separate hallway from the other 3 bedrooms
- 7in hand scraped wood floors throughout house no carpet
- Fire Alarms wired in series to central battery in AV closet (no 9 volts)
- Pella Windows
- LED lighting everywhere, Schonbek chandeliers in dining and breakfast, upgraded lighting everywhere
- Gas fireplaces with remotes in Great room and Primary Bedroom
- Custom draperies throughout the home
- Hidden Safe/Panic room

Outside

- Mature Landscaping - Holly Trees screen backyard, 3 Oak trees in front yard, Myer Lemon and Mandarin Orange tree in the side yard, roses, Gardena and perennials in front beds, Jessamine on both side fences, rock fountain Security Cameras at every door and driveway
- Mosquito system
- Holiday lighting outlets
- Springfree Trampoline

Front Porch and Back Porch

- Back Porch with built in RCS grill, ULine refrigerator and sink, gas fireplace, Sunbrite Outdoor TV, built-in speakers hooked to the Crestron system, 2 fans
- Front Porch wraps around and has 3 double glass French doors for access, built-in speakers hooked to the Crestron system

Kitchen

- Sub Zero Refrigerator with internal ice/water, Wolf Range 6 burner w/griddle large/small oven, Wolf undercounted microwave, Asko dishwasher, Kohler electric touches faucet, Kohler integrated sink with built in cutting board, prep bowls and drying rack, ULine beverage center Custom cabinetry with spice rack pull outs, trash/recycling, large quartz island with storage, baking center, butler's pantry, appliance pantry
- Undercabinet lighting and power

A/V

- Closet Rack holding all A/V
- Crestron whole house system controlling speakers and lighting
- Game room has theatre sound and 65 in Samsung
- All video can be distributed to all speakers/televisions for the same or individual programs
- Crestron control panel in kitchen and Crestron IR remotes at every TV
- Speakers on Front/Back Porches, Studio, Dining, Great Room, Guest Room, Game room, Primary Bedroom and Bath
- Currently Xfinity cable boxes and modem with whole house Wi-Fi repeaters throughout the home
- Ability to control alarm, thermostats (3), Crestron A/V and lighting, garage door and view cameras from your smart phone

Garage

- Garage Tek and Slat board storage system and cabinets Tesla charging plug
- Strong LED lighting
- Whole house surge protection at breaker boxes
- Whole house sprinkler system
- Tesla charger

Attic

- Whole house foam insulation
- Climate controlled attic
- Navien Tankless Water Heater
- Carrier AC with Honeywell Bluetooth thermostats 3 zones upstairs, downstairs and Master Honeywell whole home media filters

- Storage and extra flooring / tile

Bathrooms

- En Suite to every bedroom and half bath off garage/mudroom
- Every shower has showerhead and handheld for easy cleaning
- Power plugs in bathroom drawers to keep appliances plugged in drawers
- Custom mirrors in every bathroom

Primary Bedroom, Bath and Closets

- Primary Bath can play distributed audio from same source or individual sources and control volume individually
- Toto Neorest 550 Washlet toilet
- Her Closet - Custom built ins, 12 drawers, hanging in 3 heights Gown, long hanging and short hanging, pull down hanging, closed cabinets, belt racks, valet rods, ample shoe/boot storage, purse shelving, plugs
- His Closet - Custom built ins, 12 drawers, standard and long hanging, tie racks, belt rack, valet rods, shoe shelving, luggage storage/bench, cabinet storage above, plugs
- Mirrored (4) vestibule between closets, bathroom, and primary bedroom suite
- Private balcony

Laundry Room

- Samsung front loading W/D on pedestals Custom cabinetry with built in ironing board Drying racks