

4131 Durness Way

KEY FEATURES:

- Extremely rare 5-bedroom offering plenty of flex rooms
- Open floor plan
- Complete Kitchen renovation/updates
- Updated plumbing (supply & waste), electrical wiring & windows
- Recently painted interior & exterior
- Restored bathrooms with preserved retro 1950's charm
- Hardwood floors throughout
- House raised to new building code of 2-feet above 500-year flood elevation
- Oversized, 9,149 sq. ft. lot

LOCATION, LOCATION, LOCATION!

- Close proximity & fantastic walkability:
 - Several parks: Karl Young Park, Huckleberry Park, Helen's Park, Evelyn's Park, "Horse Park" and Brays Hike & Bike Trail
 - YMCA, McGovern neighborhood library and numerous restaurants, shops, fitness & more!
 - Zoned to Mark Twain Elementary, Pershing Middle & Bellaire High
- Easy commute to Texas Medical Center, Rice University, Downtown, The Galleria & Greenway Plaza

Utilitarian / Functional Upgrades:

- PVC waste pipes
- Rewired electrical for entire house
- PEX supply pipes
- Insulated windows throughout
- Recent Ducts
- Tankless water heater (Rinnai)
- Upgraded metal roof (an internet search will show that metal roofs are more expensive to install but last longer than composite shingles, offer fire resistant features, perform well in storms and have energy efficiency benefits)
- Recent driveway
- Automated driveway gate
- 4" low voltage dimmable can lights
- Recent designer light fixtures throughout
- Plenty of closet storage
- Solid core interior doors
- Trane AC units (2007 & 2010)

Smart Home Features:

- AT&T fiber network installed
- Smart thermostats
- Racchio Wi-Fi enabled sprinkler system
- Wireless alarm system with motion detectors and door sensors

Kitchen Upgraded/Renovated:

- Reconfigured to open to Family & Dining Rooms
- Upgraded onsite custom-built cabinetry with soft close
- Under cabinet lighting
- Quartz counters
- Pantry
- 9-foot island
- Appliances recently upgraded:
 - KitchenAid 5-burner gas range with warming drawer
 - KitchenAid 3-rack dishwasher
 - KitchenAid refrigerator
 - Phiestina wine refrigerator

Outdoor/Garage:

- Cul-de-sac street
- Beautiful landscaping with fountain
- Exterior security lighting
- Grading & Drainage Enhancements:
 - Gutters and gutter guards (connected to drainage system)
 - French drainage system
 - Re-graded yard around perimeter of the house, garage and driveway
 - Added black star gravel to improve water runoff/drainage
- Garage Enhancements:
 - Resurfaced garage slab
 - Added pedestrian door, garage door and automated garage door opener
 - Added built-in storage shelves to all 3 walls

All information per sellers. Please independently verify.

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