



MARVELOUS UPGRADES ADD FLAIR TO HEART-OF-THE-CITY LIFESTYLE

*For
Sale*

Precisely chosen additions define this 3-bed/2-bath corner home in Timbergrove Manor. With maximized spaces, high-tech systems and fine ceramic finishes, this property ensures quality living in a robust community. Garage apartment/office space with kitchenette and half bath connects by covered path.

6439 CINDY LANE | HOUSTON, TX 77008

\$650,000



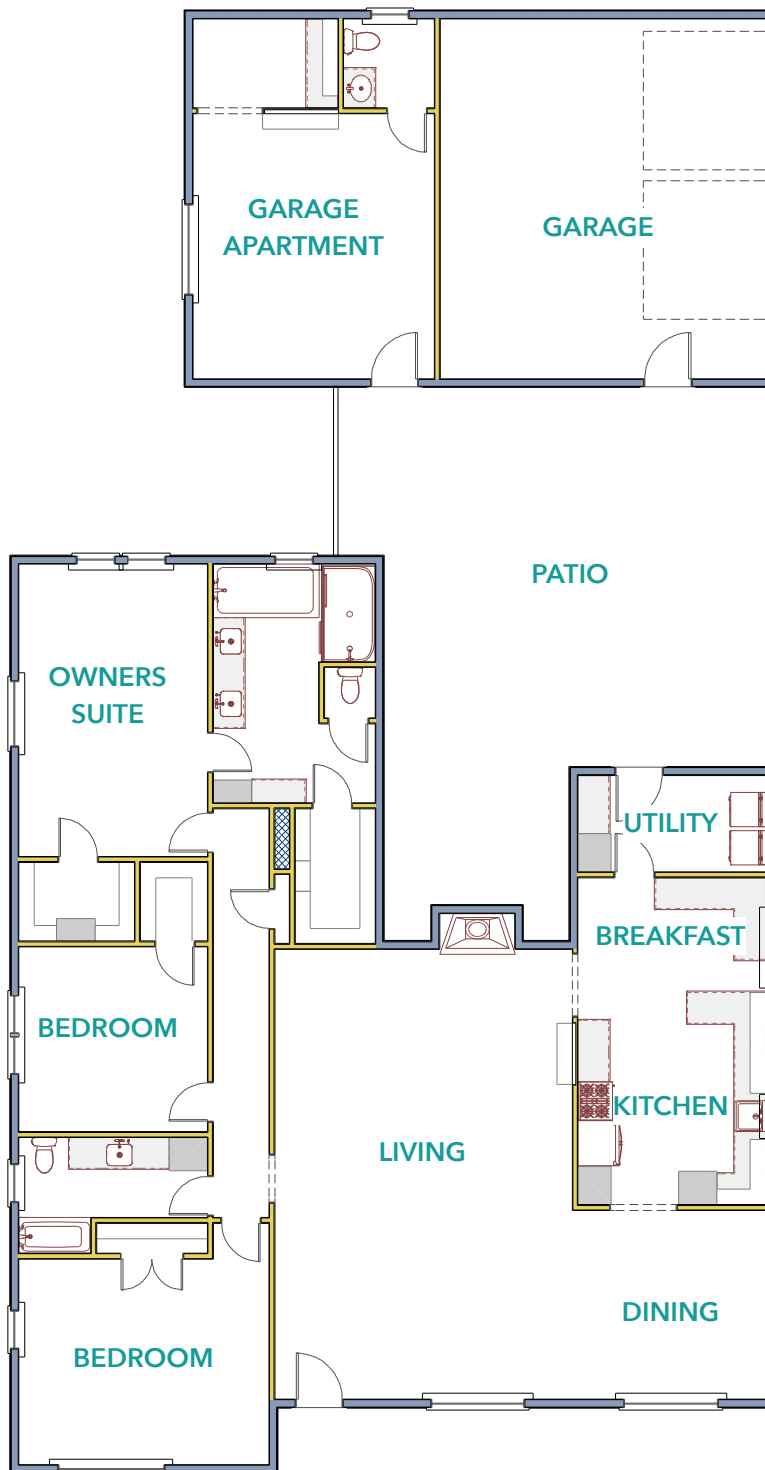
FORWARD-THINKING ADDITIONS, DESIGNER TOUCHES ELEVATE CONVENIENCE, BEAUTY

Drama centers around the gourmet kitchen's magnificent two-tone quartz countertops with a waterfall edge on its island peninsula. Other delights: Shelf Genie custom system in the pantry, blind corners, and under-two-bay stainless apron front sink with water filtration unit; grey tufted subway tile; metallic strip mosaic backsplash. Owners' suite: two walk-in closets with built-in storage; deep soaking tub with ledge surround; step-in shower with dual head assembly,

groovy pebble floor tile and full-length shampoo nook. Open-plan living, dining and entry area feature a half-dozen window-paned wall with Craftsman-style moldings, opposite a wood-burning fireplace and ceramic tile hearth. Electric car charging station, hospital-grade air filter system. Walking distance to Sinclair Elementary, West 11th Street and Jaycee Parks. Fanciful landscaping forms dashing curb appeal.

FLOOR PLAN

The thoughtfully-designed residence at 6439 Cindy Lane. boasts A FLOOR PLAN BUILT FOR COMMUNAL GATHERINGS that also has plenty of quiet places to tuck away for private time.





FEATURES AND UPGRADES

CHEF'S KITCHEN

Cambria Quartz Countertops With Waterfall Edge on Peninsula Island

Textured Grey Subway Style Backsplash

White Shaker Front Cabinets With Brushed Nickel Hardware

Shelf Genie Custom System in Pantry, Under Sink Risers, Blind Corners, and Under Microwave

Four Burner Gas Range With Chrome Vent Hood With Mixed Metallic Material Mosaic Backsplash and Magnetic Knife Rack

Two Bay Stainless Steel Sink Apron Front Sink With Goose Neck Faucet With Pull-Down Sprayer and Separate Reverse Osmosis Cold Water Dispenser

Frigidaire Side by Side Refrigerator

Breakfast Room With Built-in Banquet With Additional Storage and Outlet

OWNERS' SUITE

Large Bedroom With Two Windows

Two Walk-in Closets With Built-in Wardrobe and Shelving and Ample Hang Space

Dual Sinks and Secondary Vanity Area With Extra Storage and Silestone Countertops

In-Drawer Electrical Outlets

Deep Garden Soaking Tub With Ledge Surround

Step-in Shower With Dual Shower Head Assembly, Pebble Look Flooring, Oversized Shampoo Nook and Frameless Glass Enclosure

Decorative Beaded Crystal Chandelier

Private Water Closet

BEDROOMS & GARAGE

APARTMENT

Interior Secondary Bedrooms With Textured Neutral Grey Carpet, Ceiling Fans and Spacious Closets

Garage Apartment With Ceramic Tile Flooring, Neutral Wall Paint, Recessed LED Can Lighting, Kitchenette With Built-in Bar Sink, TV Mount, Half Bath, and mitsubishi mini Split AC Unit

FAMILY BATHROOM

Linen Area With Adjustable Shelves and Deep Drawers

Long Silestone Countertop With Rectangular Undermount Sink
Framed Mirror
Five Globe Brushed Nickel Lighting
In-Drawer Electrical Outlets

Shower/Tub Combination With 12x24 Marble Look Surrounding Ceramic Tile and Shampoo Nook Inset With Decorative Pebble Look Stone

INTERIOR FEATURES

Elegant Mix of Engineered Wide Plank Wood, Large Ceramic Tile, and Plush Carpet Flooring
Recessed LED Can Lighting
Brushed Nickel Finishes and Ceiling Fans
Black Metal Edison-Bulb Chandelier and Light Pendants
Spacious Dining Room
Wood Burning Fireplace With Wood-Look Ceramic Tile Surround and Mantle
6" Baseboards With Shoe Base
Craftsman Style Window and Door Trim
Levolor Cordless Custom Blinds
Paneled Double Inset Cottage Style Interior Doors With Brushed Nickel Hardware
Built-in Mudroom With Additional Storage and Charging Station
Neutral Wall Paint

EXTERIOR

Corner Property With Large Yard Mature Landscaping and Trees
Covered Front Porch
Stamped Concrete Covered Back Patio
Wooden Pergola
Fresh Sodded Yard and Mulch in Flower Beds

All Brick Exterior
Oversized Two-Car Garage With Workspace, Insulated Doors, Epoxy Flooring, Open Rafter Space With Racks Installed for Extra Storage and Smart App Connected Garage Door
Full Gutters
Solid Wood Single Light Craftsmen Front Door With Anti-Kick Security
High End Tech Pet Power Automatic Pet Door With Integrated Between-Glass Blinds on the Back Door
Soffit Vent Conversion
Insulated/Low-E Double Paned Windows
Walking Distance to Sinclair Elementary and West 11th Street and Jaycee Parks

FOUNDATION, MECHANICAL SYSTEMS, SMART HOME FEATURES AND MORE

26 SEER Lennox Air Conditioning System with PureAir Merv 18 Hospital-Grade Filtration System
Mitsubishi 22 Seer 1.5 Ton Mini-Split Air Conditioning System in Garage Apartment
Type A PEX Plumbing Supply Lines (Whole House) With 50-Year Brass Stub Outs With 20 Year Warranty
New Batted R-38 Insulation and Attic Air Sealing
Additional OrkinTherm Insulation
Gigabit Fiber Internet Connectivity
Nema 14-50 Electric Car Charging Station Capable of 50 Amp Charge
Integrated Smart Sprinkler System
Exterior Security Cameras
Smart App Connected Garage Door

NEIGHBORHOOD GUIDE

*Your new home is just a stone's throw away from great eateries, hot spots, shopping, wellness facilities, and fun. Here are a few of our **TOP RECOMMENDATIONS** in the area.*



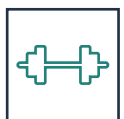
RESTAURANTS

1. Ka Sushi
2. Rainbow Lodge
3. Tarka Indian Kitchen
4. Dak & Bop
5. Hughie's
6. The Boot
7. Demeris Bar-B-Q
8. Preslee's
9. Thailanna
10. Snooze A.M. Eatery



BARS + COFFEE

11. Tea + Victory
12. Slowpokes
13. Cactus Cove Bar & Grill
14. T-Bones Sports Pub
15. King's Bierhaus



HEALTH + WELLNESS

16. To Fit You Fitness
17. 24 Hour Fitness
18. 9Round Kickboxing
19. Club Zumba



SHOPS + ESSENTIALS

20. Kroger
21. H-E-B
22. Foodarama Market
23. Jester Plaza Vet Clinic
24. CVS
25. Walgreens
26. S. Home Decor



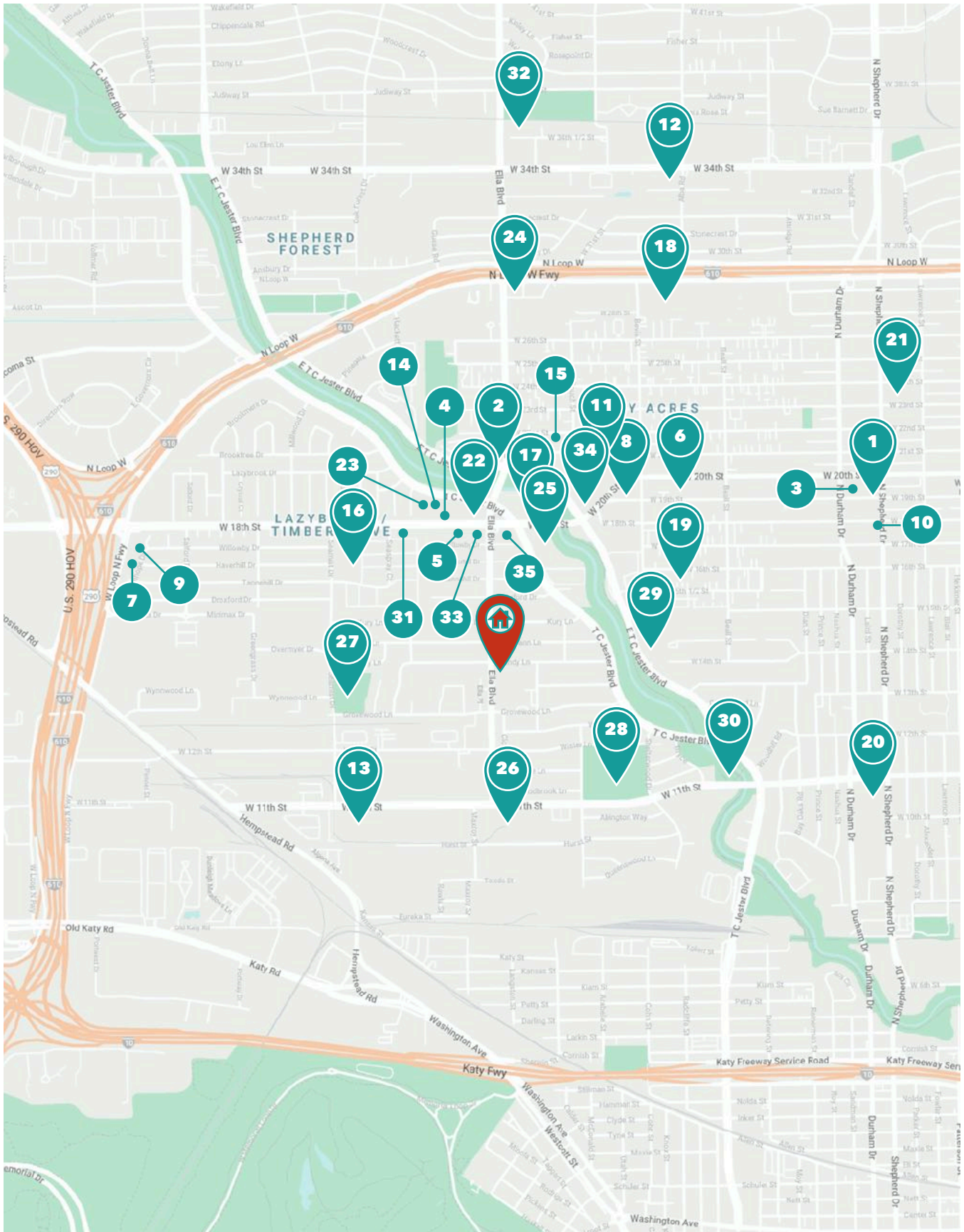
ENTERTAINMENT

27. Jaycee Park
28. West 11th St. Park
29. Timbergrove Sports Association
30. White Oak Hike & Bike Trails



SALONS + SERVICES

31. Prism Salon
32. Ritual Spa
33. Va-Lu Cleaners
34. Discount Tire
35. Heights Mobil Car Care



Features



2,787 SF

Lot Size 10,125 SF

Subdivision Timbergrove Manor

Property Type Single Family

Stories 1

Year Built 1960

Civic Club \$30/YR — Voluntary

Fireplace Wood Burning

Construction Brick

Style Traditional

Garage Oversized Two-Car with Quarters

Heating Central Gas

Cooling Central Electric

Foundation Slab

Nearby Parks Jaycee, West 11th St

Schools Houston ISD

Elementary Sinclair

Middle Black

High Waltrip

MLS Number 95501575



Jennifer Vickers is an award-winning Realtor® specializing in inner loop residential properties. Recipient of the HAR "20 Under 40 Rising Stars in Real Estate" and 2019-2020 Texas Monthly Five Star Real Estate Awards, her detail oriented approach has helped Jennifer become a Top Producer since entering the real estate business in 2014. Contact Vickers Properties Group to assist with buying a home, selling or leasing a property, or marketing your next development.

Certifications:

- Master Certified Negotiation Expert
- Graduate, Real Estate Institute



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This is not intended to solicit a currently listed home. Information is deemed reliable, but not guaranteed.