

# 4126 Lanark Ln.

5/6 Beds | 4 Baths | 2 Half Baths  
6,486 Sq. Ft. | Lot: 9,450 Sq. Ft. | 1999

## RECENT UPDATES:

- 2018: roof, pool heater, AC unit replaced, gutters replaced, Laundry Room lighting replaced, front landscaping, replaced tile on upstairs balcony
- 2017: AC unit replaced, added Mudroom, renovated Powder Room
- 2016: back landscaping
- 2015: Generac natural gas generator
- Freshly painted: interior rooms (2017-2018) and exterior doors, door trims & window trims (2017)

## LOCATION, LOCATION, LOCATION!

- Close proximity & fantastic walkability:
  - Several parks: Karl Young Park, Helen's Park, Evelyn's Park, "Horse Park" and Brays Hike & Bike Trail
  - YMCA 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

## The Great Room:

- Features wood floors, a beautiful updated light fixture & a dual gas log fireplace
- Large enough for combined Living & Dining Rooms
- Fantastic wall for art display

## Kitchen and Breakfast Room:

- Granite countertops
- Thermador microwave & oven with warming drawer
- Large island with Breakfast Bar & space for bar stools
- 2 walk-in pantries
- Refrigerator included
- Opens to breakfast room which features serving buffet, large windows & views of the back yard

## Family Room:

- Large family room features built-in shelving with cabinets & a dual gas log fireplace
- Large windows and double glass doors provide ample natural light & lead to the covered back patio
- Beautiful views of the back yard & pool

## Library & Home Office:

- Library features a beautiful updated light fixture & lots of built-in storage
- Attached Home Office features a built-in desk & is lined with storage cabinets
- Both situated just off the Great Room & Master Suite

## Master Suite:

- Large Master Bedroom with cork floors, large windows & updated light fixtures
- 2 walk-in closets
- Master Bath: Larger than most featuring a double vanity, lots of built-in cabinets, large shower with double shower heads, separate jetted tub & large floor-to-ceiling mirrors

## Secondary Bedrooms & Bathrooms:

- 4 large secondary bedrooms with cork floors
- Each bedroom features a walk-in closet & connected restroom
- 2 bedrooms feature built-in storage with desk
- 1 secondary bedroom features a window seat & large window with views of the balcony

*All information per seller. Please independently verify.*

### Mudroom & Utility Room:

- Recently added, spacious Mudroom (12 x 7) features custom bench & cabinets
- Large Utility Room (19 x 5) features numerous built-in cabinets, sink, recently updated lighting & room for a refrigerator

### Game / Flex Rooms:

- 3 oversized upstairs Flex Rooms
- Flex/Game Room 1 features built-in cabinets with desk (the perfect space for crafts & movies) & direct access to the balcony
- Flex/Game Room 2 offers plenty of entertainment space for activities & billiards, and features an attached Sitting Room
- Flex Room 3 features a mirror wall with ballet bar & lots of built-in cabinets – perfect for a fitness room, 2nd office, hobby room, climate controlled storage or 6th bedroom

### Other Home Features:

- Large back yard with pool, Jacuzzi, covered patio, plenty of green space & beautiful landscaping (2016)
- Cork floors (see Cork Flooring Benefits)
- Lots of storage throughout and multiple built-in cabinets with desks
- 2 water heaters
- 4 AC units (each controlling a different corner of the home)
- 10ft ceilings
- Pre-wired for security cameras
- Surround sound throughout
- Large windows throughout
- 2 Half-Baths: Powder Room & Pool Bath
- No history of flooding. Photos during Harvey are available upon request.

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### Cork Flooring Benefits (source: HGTV)

*Cork is a natural and renewable material great for flooring because of its durability, comfort, beauty, “green” qualities and other unique characteristics:*

- **Durable.** *It resists cracking and abrasions, is impermeable to liquid and furniture indentations won't be permanent. Cork flooring can last 40 years or more.*
- **Healthy.** *Cork is naturally resistant to mold, mildew and termites. It's also anti-microbial and does not off-gas or shed microfibers to negatively affect indoor air quality.*
- **Comfortable.** *Cork provides a comfortable cushion with its inherent softness and springiness.*
- **Sound Insulator.** *Cork is also a natural thermal and acoustic insulator, which means rooms with cork flooring are naturally warm and quiet.*
- **Environmentally Friendly.** *Cork has little negative impact on the environment, harvesting practices are sustainable, and the manufacturing process generates almost no waste.*

Margaret Vinson 713.806.2633

REALTOR® Associate margaret.vinson@sothebyshomes.com

Stormy Hayes-Knipe 713.417.0099

REALTOR® Associate stormy.hayesknipe@sothebyshomes.com

