



*For  
Sale*

**COLONNADED LOCALE OFFERS CLASSIC STYLE,  
CONTEMPORARY EASE**

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In Timbergrove Manor, this 3-bedroom, 2-bath rancher delivers style in detail. Timeless plantation shutters and elegant materials of Brazilian cherry hardwoods and travertine meld with granite and quartz-topped counters and Chevron-patterned subway tile. Tremendous kitchen, owners' suite and storage.

**6726 KURY LN. | HOUSTON, TX 77008**

**\$600,000**



## IMAGINATIVE DESIGN DELIVERS BEAUTY AND COMFORT

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You'll want to savor whatever's cooking in this precisely equipped kitchen with its GE Café Stainless Appliance suite, including 5-burner natural gas range. Custom cabinetry inspires organization: full-extension drawer hinges, waste can rollout, lazy Susan, integrated wine rack, abundant storage in breakfast and utility rooms. The owners' suite bath unveils distinctive white quartz and tile finishes, a spacious step-in shower with rainfall showerhead

and bench, arabesque mirrors and enormous tandem walk-in closets with adjustable built-ins. Added highlights: detached, oversized garage; automatic iron gate; easy commute to Downtown/ Galleria/Energy Corridor; zoned to Sinclair Elementary; 5-minute walk to decadent Jaycee Park, and short jaunt to shops and eateries. 6726 Kury Lane's combo of classic style and convenience is what you've been looking for.



# FEATURES AND UPGRADES

## EXTERIOR

Brick Exterior With Wood Trim  
Recent Cement Board Lap Siding  
Installed on Garage (2020)  
Recent Exterior Paint (2017)  
130 SF Covered Front Porch  
Spacious Back Patio With Cedar Pergola  
and Retractable Sun Shade  
French Drain Installed in Back Yard  
(2018)  
Wrought Iron Driveway Gate With  
Automatic Opener  
Detached Two-Car Garage With  
Workshop and Window AC Unit  
Sprinkler System Covering Front and  
Back Yards  
Insulated/Low-E Windows Throughout  
Mahogany, Solid-Core, Double Front  
Door With Leaded Glass 1/2 Lite  
Bose Outdoor Speakers

## INTERIOR

Two-Inch, Wooden Plantation Shutters  
Crown Molding  
Baseboards With Shoe Base  
Elegant Mix of Travertine, Tile, Brazilian  
Cherry Hardwood, and Pre-Engineered  
Wood Flooring  
Neutral Wall Paint  
Decorative Crystal Chandeliers in Foyer,  
Dining Room, and Secondary Bedroom  
Brick, Gas Log Fireplace With Mantle  
Ceiling Fans in Formal Living Room, Den,  
Kitchen, Master Bedroom, and  
Secondary Bedroom

Adjustable Shelves Throughout Custom  
Millwork in Closets, Kitchens, and More  
Paneled Interior Doors  
Family Bathroom With Dual Sinks,  
Marble Countertops, Abundant Storage,  
and Deep Bath Tub

## KITCHEN

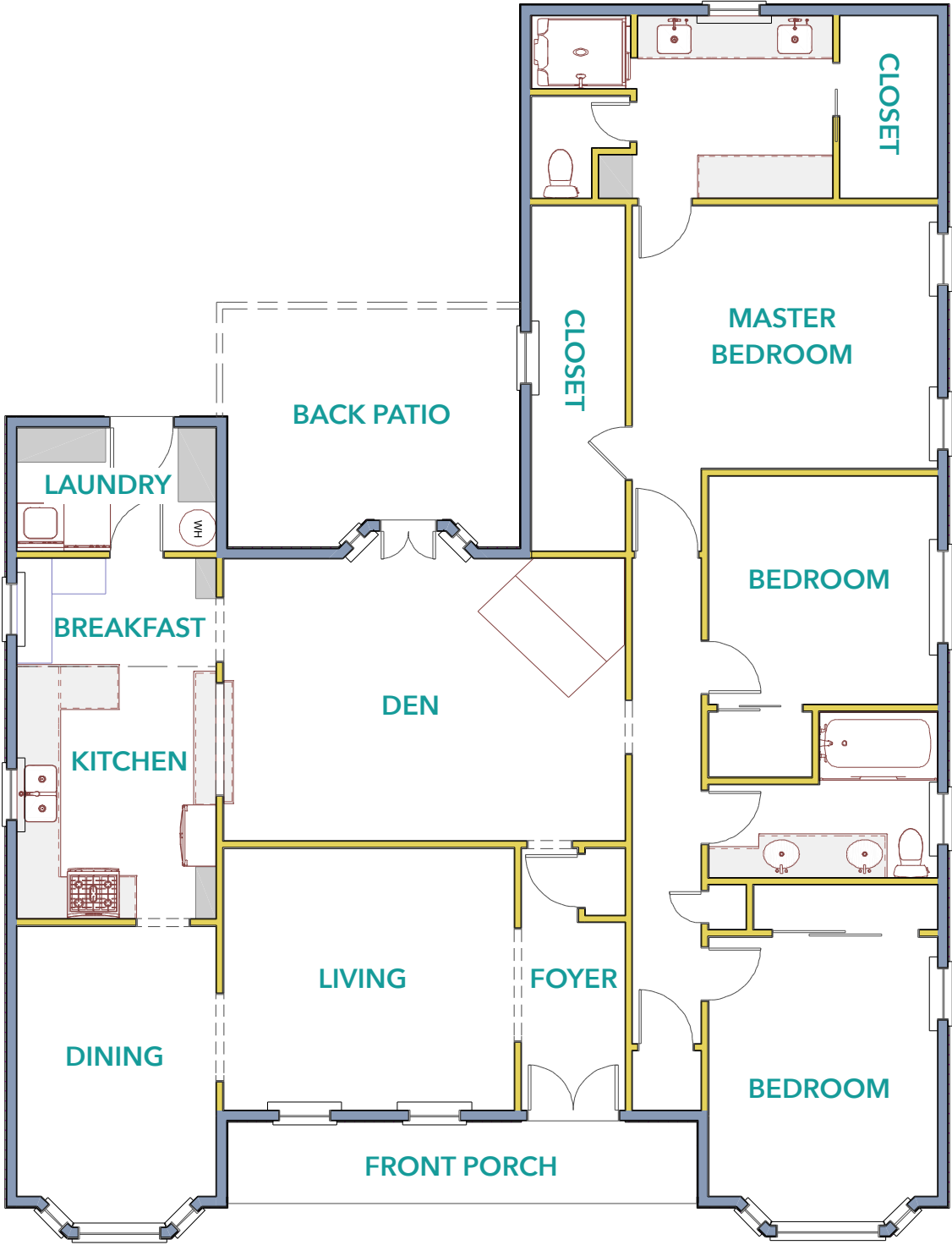
Fully Remodeled in 2010  
Breakfast Bar Open to Family Room/Den  
Light-Colored Granite Countertops and  
Coordinated Neutral Tile Backsplash  
White Cabinets With Raised Panel  
Fronts, Brushed Nickel Hardware, Full-  
Extension Drawer Hinges, and Custom  
Integrated Storage Including Waste Can  
and Under-Sink Pullouts, and Lazy Susan  
GE Cafe Stainless Appliance Suite  
Including Five-Burner, Natural Gas  
Range and Under-Counter Microwave  
Integrated Wine Storage  
Built in Banquette With Storage in  
Breakfast Room

## OWNERS' SUITE

Owners' Suite Renovation and Addition  
Increasing Master Suite by  
Approximately 350 SF (2017)  
Two Spacious Walk-in Closets With  
Integrated Custom Built-Ins  
Dual Sinks and Extra-Long Countertops  
With Separate Vanity Area  
Custom Cabinets With Shaker Fronts and  
Gold Hardware With Quartz Countertops  
Separate Water Closet  
Step-in Shower With Frameless Glass  
Enclosure, Bench, and Shampoo Nooks

# FLOOR PLAN

The renovated residence at 6726 Kury Ln. boasts a FLOOR PLAN BUILT FOR COMMUNAL GATHERINGS that also has plenty of quiet places to tuck away for private time.



Floor plan provided for marketing purposes only. Buyer should verify dimensions and details.

# 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.*



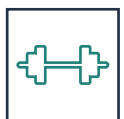
## RESTAURANTS

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



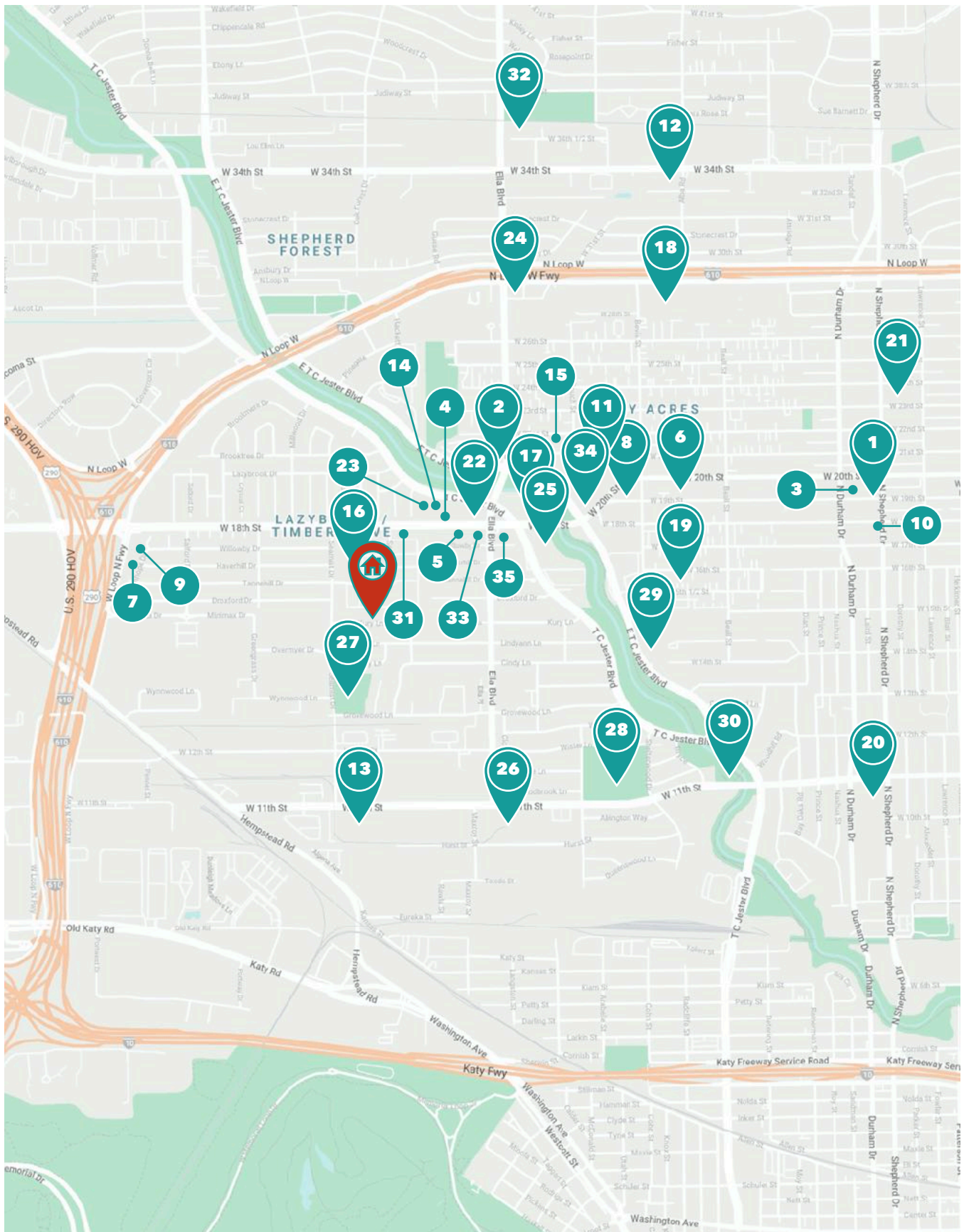
## ENTERTAINMENT

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

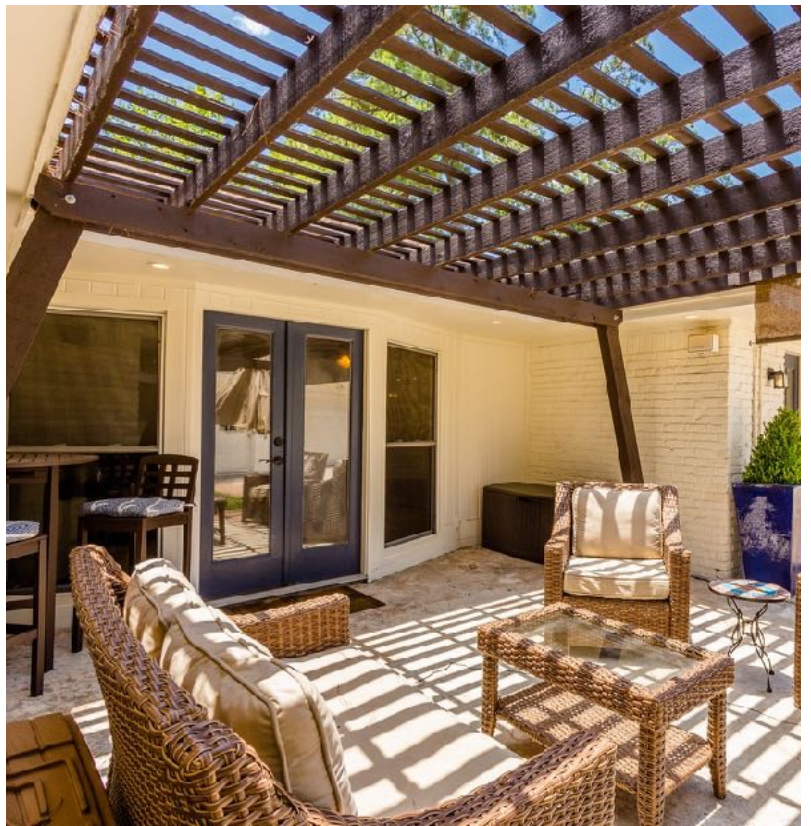


# Features



2,470 SF 

Lot Size	9,313 SF
Subdivision	Timbergrove Manor
Property Type	Single Family
Stories	1
Year Built	1960
Civic Club	\$30/YR (Voluntary)
Fireplace	Gas Log
Construction	Brick/Wood/Cement Board
Style	Traditional
Garage	2 Car Detached
Heating	Central Gas
Cooling	Central Electric
Range/Oven	Natural Gas
Foundation	Slab
Nearby Parks	Jaycee, West 11th St
School District	Houston ISD
Elementary	Sinclair
Middle	Black
High	Waltrip
MLS Number	23369575



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.