



**531 Ramblewood Road
Houston, TX 77079
Yorkshire-www.yorkshirehtx.com**

Conveniently located, this impeccable Houston stunner sits on a lush green lot in the sought-after Yorkshire neighborhood and is right where you want to be. Quintessential southern charm pairs effortlessly with modern luxury in this studs-to-ceilings remodel crafted by the incredibly-skilled and highly trusted Morgan Moore Construction. Bursting with curb appeal, the Louisiana Sugar Kettle Fountain, professionally-designed landscaping and mature trees set the tone for the space and welcome you in. You will feel right at home from the second you step inside. Natural light floods the open concept floorplan, highlighting the 9 and 10 ft. ceilings and beautiful hardwood flooring.

You will first find yourself in the chic yet comfortable wide open entertainment space. The kitchen is framed by the formal dining room, wet bar, and the sprawling living area. Recessed lighting, custom built-ins and designer fixtures make the space as cozy as it is beautiful. Take a few steps into the custom chef's kitchen, built to entertain. Luxe quartzite and quartz countertops

enhance the custom cabinetry found throughout. Top-of-the-line appliances include La Cornue double oven range multiple paneled refrigeration options, dishwasher and bar has Scotsman nugget ice. A spacious catering pantry brings in even more storage as well as a bonus sink and microwave drawer and warming drawer, while the chef's office is fitted with work space, gift wrapping space and a quiet reading nook. Just a few steps lead you to the backyard paradise of your dreams. A covered patio is perfect for al fresco dining and overlooks the sparkling in-ground pool and lush fully-fenced backyard. A built-in summer kitchen, pool bath, and outdoor shower brings that little something extra to outside space.

Equal attention has been given to the private family spaces to ensure luxurious comfort throughout. The primary wing offers an unbelievable suite you will never want to leave. High ceilings, gorgeous hardwood floors and spectacular walk-in closets are just the beginning. The true highlights are the his-and-her spa-like ensuites. Both boast marble counters, custom stone flooring and designer fixtures while his features an incredible walk-in shower and hers a roomy soaker tub. Children and guests will enjoy their own wing upstairs that offers a beautiful study loft with built-in desk, walk-in closets and 2 stunning Jack-and-Jill bathrooms to complete the space. The final private wing is the perfect Game room "suite" with its own kitchenette, built in window seat bed, fireplace, and private bathroom. This stunning home has so much to offer and is sure to go quickly – call today to schedule a private showing!

- **4-5 Bed-5 Bath-2 Half Bath**
- **6019 sq ft **per appraiser measurements-\$282.44 per sq ft price**
- **Pex Plumbing 2013**
- **Water Heater 2013, replaced recirculating pump 2018**
- **Jeld-Wen Windows 2013**
- **Outdoor Summer Kitchen 2016**

- Central Vac system
- 9 & 10 FT ceilings downstairs 10Ft ceilings in Media Room
- Completely Remodeled from studs in 2018 (Harvey Aug 2017, gutted and did not start construction until Feb/March 2018 walls were not closed for another 2 months)
- Construction by Morgan Moore Construction
- New electrical
- New insulation Traditional & Foam (extra interior wall insulation around primary Bedroom wing)
- Raised doorways and windows
- Heavy custom moldings around doors & windows, 8" base board
- Fireplace in breakfast room
- Custom unique cabinet design throughout with soft close hardware
- Specialty lighting throughout downstairs
- Designer Light Fixtures from Circa Lighting
- All new interior solid core doors
- Extensive AV system (TV's negotiable)
- Plantation Shutters & many custom window treatments
- Completely open floor plan
- 8Ft Steel Front Doors
- 8Ft wall of doors overlooking back yard
- Cast Stone fireplace in family room
- Quartzite, Quartz, & Marble Counters
- Hardwoods throughout downstairs living spaces
- Custom Limestone floors in primary baths, pool bath, & laundry
- New Iron Railings with brass accents

- Hidden “Silver Closet” in dining room
 - Primary Bedroom Wing
 - Bedroom with high ceilings specialty lighting including reading lights & sitting area
 - Hardwood in Bedroom
 - His & Her Baths
 - His Bath has marble counters, new plumbing fixtures, custom stone floor & shower with built in dresser. His walk-in closet includes additional built in dresser, shelves, & pull down hanging
 - Her bath has marble counter, new plumbing fixtures, custom stone floor, soaking tub, makeup area with simple human wall mirror. Her closet has built-in dresser, wall of shelves, huge full length mirror & pull down hanging
 - Both primary baths were wired for foot heater
 - Kitchen Area
 - La Cornue SS & Brass Double oven range!!!!
 - Quartzite & Quartz Countertops
 - Double Islands
 - 2 sinks
 - Paneled appliances including Sub Zero fridge & Bosch Dishwasher. Coffee Bar with paneled fridge drawers
 - Walk in Pantry with Steel Door, apron sink, microwave drawer, & warming drawer
 - Chefs Office with tons of storage, window seat, craft counter with wrapping space & copper ribbon storage

- Wet Bar with Sub Zero wine chiller & Scotsman nugget ice machine
 - Upstairs Children's Wing
 - Carrara marble, quartz counters, all new plumbing fixtures & sliding barn glass shower door in secondary Jack & Jill bath upstairs
 - Designer print tile, quartz counters, all new plumbing fixtures including a tub in third Jack & Jill bath upstairs
 - Open Study Loft with built in desk in Children's wing could be built out as additional bedroom
 - Children's Bedroom Carpet 2017
 - Majority walk in closets upstairs
 - Media/Game room/Mother-in-Law Suite Wing
 - Fireplace
 - Kitchenette with small fridge & microwave
 - Built ins
 - Balcony
 - 10 Ft ceilings
 - Full Bath with Shower
 - Built in bed in window seat
 - Surround Sound
 - Unbelievable storage rooms including a climate controlled holiday storage room
 - Pool Table to remain
- Landscaping in 2019 & 2020
- Louisiana Sugar Kettle Fountain
- Custom Holiday Light Contract with The Perfect Light can be transferred

- Driveway Remote Gate
- Circle driveway & entire drive new concrete by previous owner approx. 2010
 - Garage
 - Fully insulated & sheet rocked
 - Park 4 cars
 - Ample work space
 - Built in cabinets
 - Sub Zero Fridge (working) & Sub Zero wine chiller that can be repaired by buyer if they choose
 - Plumbing for work sink (sink is in garage & can be installed by buyer)
 - Access to pool bath
 - There is a closet for a water filter system (we currently do NOT have this feature)
 - Multiple Jeld-Wen Windows
- Pool ½ Bath with custom cabinets, new plumbing fixtures custom limestone floors & outdoor shower
- Large 16,269 sq ft lot
- Pool fully remodeled in 2018 includes tanning ledge with/and water feature
- Leaf Guard Gutters
- 8 exterior hose bibs
- 3 Security cameras
- Ring doorbell
- Multiple French drains in back
- Irrigation system
- French crushed granite Patio

- Pergola with seamed metal roof, 72" fan, can & party lights 2019 (outdoor furniture to remain)
- Dining Room Chandelier EXCLUDED-a \$1,500 allowance will be given