

4216 University Blvd

West University



Overview

Bedrooms	3
Baths	2 Full 1 Partial
Square Feet	2,532 per HCAD
Lot Size	6,500 per HCAD
Schools	West U Elementary Pershing Middle School Lamar High School

General Upgrades

- Move in ready
- Remodeled kitchen (2016)
- Remodeled primary suite (2012)
- Remodeled guest bath (2013)
- New hardwoods in living room, hallways, & bedrooms (2014)
- Updated fireplace (2019)
- New doors (2018)
- Updated A/C & plumbing (2018)
- Tankless water heater (2018)
- Updated roof & windows (2013)
- New Hardie siding (2012)
- New pool equipment (2016-2020)
- Whole house recaulked and painted (2019)

Dining Room

- Chair rail molding
- Large double-pane windows overlooking backyard
- Brick built-ins
- Dry bar with stemware and bottle display and quartzite countertops
- Glass door access to patio
- Statement ceiling with distressed wood accent
- Statement iron light fixture
- Tile flooring
- Access to family room and kitchen

Family Room

- Hardwood floors (2013)
- Oversize windows with wood plantation shutters
- Double doors open to the patio
- Recessed LED lighting
- Directional art lighting over fireplace
- Wood burning/gas fireplace with brick surround (2019)

Powder Room

- Porcelain pedestal sink
- Fresh paint (2021)

Ground Floor Room Features

Entry

- Covered patio with adjacent seating area
- Professionally landscaped with ornamental flowers (2015)
- Herringbone brick walkway and patio (2017)
- Statement front door with craftsman-style stained glass
- 2-story vaulted ceiling with ornamental dropped light fixture
- Hardwood flooring
- Access to family room, half bath, storage, and sitting/dining room

COMPASS

Kitchen

- Renovated with sleek new cabinetry (2016)
- Stainless steel appliances (2013)
- Two-level island with KitchenAid glass top cooktop
- Miele dishwasher
- KitchenAid oven
- KitchenAid microwave
- Designated trash/recycling built-ins
- Instant hot and cold water spout
- Glass-front display cabinets
- Large windows overlooking the pool
- Glass tile backsplash to ceiling
- Dual countertop stool seating areas
- Tile flooring
- Access to breakfast room, sitting/dinina room, and motor court

Sitting or Breakfast Flex Area

- Large windows with plantation shutters
- Hardwood flooring
- Access to entry, motor court and kitchen

Second Floor Room Features

Primary Bedroom

- Cathedral ceilings
- Private balcony
- Walk-in closet
- XL oversized soaking tub
- Large windows with private views
- Oversize walk-in shower with separate hand-held sprayer & rain showerhead (2013)
- Shower bench and product nook
- River rock accents
- Separate vanity areas with storage
- Quartzite countertops
- Abundant storage
- Separate toilet room with storage closet

Secondary Bedroom 1

- Statement wall with hand-painted mural
- Window box with built-in storage
- Dual closets
- Views of the pool and backyard
- Modern overhead fixture/fan
- Hardwood flooring (2013)

Secondary Bedroom 2

- Large inset window with plantation shutters
- Dual closets
- Overhead light/fan
- Hardwood flooring (2013)

Secondary Bath

- Dual sinks and lighting
- Extensive storage
- Tile floor
- Separate wet room with toilet and tub/shower combo (2013)

Utility Room

- Full size washer/dryer connections
- Built in storage
- Built-in hanging rod

Exterior Area Features

- Driveway gate
- Porte cochere
- Large motor court
- Security camera at gate
- Detached 2-car garage with built-in storage
- Large stone patio
- Heated saltwater pool with separate spa
- Pool fencing
- Rear green space
- Large mature magnolia tree
- Tall privacy hedges