

# 4123 Tartan Lane

4 Beds | 3.5 Baths  
3,070 Sq. Ft. | Lot: 8,750 Sq. Ft. | 2018

## KEY FEATURES:

- Three bedrooms on First Floor – rare find!
- Pinterest-worthy custom finishes throughout
- Brilliant natural lights streaming thru fabulous windows
- Enormous Back Yard with large Trex deck – Enjoy dining, lounging & outdoor play. Room for a pool.
- High ceilings throughout
- On-trend, high-end light fixtures throughout
- Gorgeous 42" front door to welcome guests
- Fitness Room / Workshop in Garage
- Cul-de-sac street

## LOCATION, LOCATION, LOCATION!

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

## Kitchen:

- Quartz countertops & white subway tile backsplash
- Amazing storage:
  - Custom designed floor-to-ceiling cabinetry including built-in spice & utensil drawers
  - Large, walk-in Pantry with outlets for small appliances
- Chalk board wall
- Large island w/ Breakfast Bar & storage on both sides
- 15" beverage fridge with lock
- Under-counter microwave
- High-end, stainless appliances:
  - Jenn-Air 48" range with double oven, 6 burners & griddle
  - Oversized 42" Zephyr hood with 6 fan speeds

## Owners' Retreat

- Spacious bedroom with gorgeous windows
- Large walk-in closet
- Beauty meets function in the Primary Bathroom:
  - Quartz countertops
  - Dual vanity with custom sconces
  - Walk-in wet room features shower with 2 shower heads & separate soaking tub
  - Floor-to-ceiling tiled walls

## Outdoor/Garage:

- Exterior wall outlets on Back Porch for entertainment/outdoor theater
- Fruit Trees! - Banana, Frio Red Grapefruit & Seedless Mandarin
- Under soffit electrical plugs for front exterior holiday lighting
- Oversized, 3-car Garage with 14'+ ceilings
- Recycled rubber installed in Garage Workout Room
- Electric car capable (wired)
- Duct outlet for portable A/C or mini split system in garage
- 2x6 exterior studs

## Functional/Utilitarian Features:

- Double pane, tinted windows for energy efficiency
- Custom roller shades throughout for minimalist look
- Whole-house water softening system
- Tankless water heater
- LED lighting throughout
- Mudroom conveniently located between Garage and Kitchen
- 8' custom 6-panel, solid core doors throughout
- Ecobee thermostats
- Family Room prewired for surround sound
- Security Peace-of-Mind:
  - Alarm system ready
  - Ring doorbell
  - Hardwired security cameras at front & back of house
  - Electronic pad lock on Garage door
- Convenient Outlets:
  - Several built-in USB charging outlets
  - Outlet in utility closet for small home electronics
  - Game Room prewired ceiling outlet for movie projector
  - Floor plugs in Family Room
  - In-drawer outlet in Primary Bathroom for hair dryers, curling irons, etc.

*All information per sellers. Please independently verify.*

Margaret Vinson 713.806.2633

REALTOR® Associate [margaret.vinson@sothebyshomes.com](mailto:margaret.vinson@sothebyshomes.com)

Martha | Sotheby's  
Turner | INTERNATIONAL REALTY

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. This offering is subject to errors, omissions, changes including price or withdrawal without notice. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc. © MMXIII Sotheby's International Realty, Inc. All Rights Reserved. An Equal Opportunity Company. Equal Housing Company.