

4115 Gairloch Ln.

4 Beds | 2.5 Baths
2,858 Sq. Ft. | Lot: 11,250 Sq. Ft. | 1962

KEY FEATURES:

- Mid-century Modern vibe
- Oversized one-story house (2,858) w/ versatile flex rooms
- Oversized, 11,250 sq. ft. lot – The value is in the land as it is hard to find lots of this size in the area.
- Updated, on-trend Kitchen & Primary Bathroom
- Fantastic tress for any tree swing(s) your desire
- Cul-de-sac street (both streets)
- Updated sewer pipes, electrical & windows

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

Cosmetic Features:

- Updated kitchen & primary bath
- New Carpet in Bedrooms (2021)
- Freshly painted interior (2021)
- New lush landscaping (2021)
- Designer light fixtures
- Solid core doors
- Exposed brick accent wall in Family Room
- Gorgeous windows looking out towards the majestic Live Oak Trees

Location Features:

- Double cul-de-sac, low-traffic street
- ~5-minute walk to Karl Young Park
- Close to Brays Hike and Bike Trail for fitness or leisure
- Walking distance to, Bacco's, the neighborhood wine bar

Large Rooms offering Versatility as Flex Rooms:

- Rare 4-bedroom ranch house. One bedroom would be perfect as an Office
- Den at the front of the house (18x12) would also be perfect as a large Dining Room, Game Room, Living Room or other
- Dining Room could also make for a nice 'Keeping Room' / Play Room for young kids
- Oversized Primary Bedroom (18x13) with plenty of room for a sitting area

Utilitarian / Functional Upgrades & Features:

- Sewer pipes updated
- Electrical updated
- Insulated windows (most)
- Roof ~10 years
- HVAC – Top of the line Trane products with semi-annual servicing
- Live Oak tree full trim (2021)
- Tons of storage!
- 3-car garage
- Large covered patio in back and huge backyard

Complete Kitchen Renovation/Updates:

- Bosch appliances
- Wood floors
- Shaker-style, white cabinetry
- Subway tile backsplash
- On-trend granite counters
- 5-burner gas cooktop with full-size vent hood

All information per sellers. Please independently verify.

Margaret Vinson 713.806.2633

REALTOR® Associate margaret.vinson@sothebyshomes.com

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