



336 w 34th

This charming Garden Oaks bungalow is a must see! Located on a 12,000 square foot lot with mature trees, this 1747 square foot home offers 3 beds, 2 baths, and indoor utility; a rare find for a 1940s bungalow in Garden Oaks. Adorned with an abundance of windows, the natural light flows through every room in this home. The Garden Oaks charm remains with original hardwood floors & crystal knobs, yet this home has been renovated to today's standards with its updated kitchen with custom cabinets, butcher block and quartzite countertops, porcelain farmhouse sink, oversized island with breakfast bar, designer fixtures and stainless steel appliances and two fully updated baths with features like floor to ceiling custom tilework, marble and herringbone floors, and a seamless shower. The open floor plan is ideal with two secondary beds on one side of the home and ensuite primary on the other. The back covered veranda is great for outdoor entertaining, with a backyard where the possibilities are endless!

3 Bed  
2 Bath  
1,747 Sqft  
12,000  
Sqft Lot  
MLS#61461546



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# FEATURES



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1,747 Square feet living space

3 Beds

2 Baths

Open concept living

Hardwood floors throughout with tile in both baths

Recessed lighting

Crown molding

Wood burning fireplace with custom built-ins surrounding it

An abundance of natural light from loads of floor to ceiling windows in the living room

Butcher block counter tops, stainless-steel appliances, designer finishes, custom backsplash and beautiful large eat-at Quartzite island with loads of storage- all updated in 2015. Stove and oven replaced in 2014

New laundry room with storage, perfect for a full-size stackable front load washer and dryer

Designer paint scheme throughout the home

Custom window coverings throughout

Ceiling fans in all bedrooms

Primary bedroom with dual closets and full bath, separate from secondary bedrooms

Beautiful covered front veranda, built in 2018 using reclaimed bricks from 1940, adds extra charm to this Garden Oaks bungalow

12,000 square foot lot (.275 acre) with gated fenced in back yard, covered back veranda, storage shed and firepit, perfect for entertaining.

Graham Park, Pink's Pizza, Cottonwood and coming soon, popular pastry and coffee shop Common Bond, all within .5 miles

Close to 610, 290, 45 and I-10.

With all this home has to offer and the convenience of all the dining, entertainment and shopping that Oak Forest and the Heights area has to offer, this home will not last long!

# OUR FAVORITES

~336 W 34th~

- It has so much charm, from the original hardwood floors, to the solid doors with crystal knobs. We love the character of this home.
- The natural light is just amazing - floor to ceiling windows in multiple rooms with custom bamboo shades for privacy at night.
- We so enjoy the wide tree-lined streets, and walk daily with our little girls. With a playground just down the street at Graham Park and with Cottonwood and Shepherd Park on the corner, we've had many fun evenings. And with Common Bond going in, you can even walk to pick up a latte in the morning!
- The kitchen is an entertainer's dream. Everyone hangs out around the huge island at parties! Plus, there's tons of cabinet space to hide things away.
- Out back, we've had so much fun with friends around the fire pit, smoking BBQ, and hanging out on the covered deck with the game on rain or shine. With all the green space, kiddos spend lots of time running around, so the adults can enjoy time together as well.
- We have added closets, shelves and cabinets throughout the house to increase the storage from the average bungalow.
- With 610 only four blocks away, we are just a hop, skip, or a jump away from just about any spot in Houston! Being near several major highways has been such a benefit when trying to cut down on commute times.
- We are so excited for this home to be a special place for its next owners- we brought both our babies home to the house and will miss it terribly as we start our next adventure in the Hill Country.

Love  
The Sellers