

3634 Aberdeen

KEY FEATURES:

- Scott Frasier custom-built home
- Imported, two-piece clay tile roof
- Designer selections throughout
- Hand scraped walnut hardwood floors
- Hand painted accent tiles throughout
- Wrought iron fixtures
- Custom furniture-style built-ins
- Wood beamed and groin vault ceilings
- Knotty Alder interior doors
- Home freshly painted (August 2020)
- Amazing backyard with pool, spa, loggia, kitchen, full bath and plenty of grass space for play
- Oversized, 9,720 sq. ft. lot

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 & Lamar High
- Easy commute to Texas Medical Center, Rice University, Downtown, The Galleria & Greenway Plaza

Study:

- Arched double door entry
- Two walls of Knotty Alder wood built-ins
- Cross-beamed ceiling with wallpaper insert
- Hand scraped walnut hardwood floors
- Paneled, hidden media closet

Family Room:

- Spacious Family Room features hand scraped hardwood floors, custom furniture-style built-ins, gas log & wood-burning fireplace with brick surround
- 12' ceiling with wood-beams & grass cloth inlay
- Wall of windows and French doors provide ample natural light & lead to the spacious covered patio
- Beautiful views of the backyard oasis

Kitchen and Breakfast Room:

- Large granite furniture-style island with Breakfast Bar, under-bar cabinet storage and pendulum lighting
- Custom Knotty Alder inset cabinets & drawers
- 48" Viking range with double ovens, 6 burners and griddle
- KitchenAid stainless built-in refrigerator
- Microwave drawer and warming drawer
- Hidden walk-in Pantry through Knotty Alder cabinet doors
- Opens to the Breakfast Room which features a fabulous 11 x 9 custom built hutch with pie crust shelves & serving bar, a raised ceiling, a large window & views of the backyard oasis

Dining Room:

- Oversized and ready for your large gatherings
- Features beautiful hand scraped hardwood floors and wonderful views of the front yard
- Situated conveniently off the Butler's Pantry

Wine Cellar & Butler's Pantry:

- Wine Cellar – sunken, temperature controlled room with wrought iron double doors holding 1,200+ bottles
- Butler's Pantry features glass-front cabinets, a U-line mini fridge, under-cabinet lighting and Knotty Alder inset cabinets
- Conveniently situated between the Dining Room and Kitchen

Master Suite:

- Large Master Bedroom with Walnut wood floors, ogives brick groin vault ceiling, custom furniture-style built-in media credenza and above-bed reading lights
- Large walk-in closet with long packing island and built-in dressers
- Master Bath: double vanities, inset cabinets & drawers, tile floors with decorative glass tile inserts, groin vault ceilings, makeup vanity, pegged wood built-in linen closet, Whirlpool tub and walk-in shower with dual access.

Secondary Bedrooms & Bathrooms:

- First floor: 1 Bedroom with en-suite bath, spacious closet, raised tray ceiling and a large window providing ample natural light and views of the beautiful pool
- Second floor: 2/3 secondary bedrooms both with a walk-in closet, en-suite bath, raised tray ceiling, plantation shutters and large windows. Flex room provides option for 3rd bedroom.

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Game & Media Room:

- Extra-large Game Room features a projector with large screen, built-in speakers, built-in media credenza, blackout curtains and removable platform seating
- Wet bar with U-line mini fridge, sink and glass shelving
- 2nd floor Half-Bath is conveniently located just outside the game room for your guests' use
- Heavy custom barn-style doors allow this room to be closed off, making this a great space for entertainment or play

Flex Room:

- 2nd floor Flex Room is tucked away and perfect as a 5th bedroom, home gym, play room, hobby/craft room or additional office. See floor plan to envision easy access to bathroom if used as bedroom.

Mudroom & Office/Homework Rooms:

- Mudroom features built-in cabinets, drawers & cubbies and a doggie door
- Two work/Homework nooks: One on first floor near kitchen and one upstairs. Both feature a large, built-in desk with shelving and under-cabinet lighting

Outdoors:

- Heated pool with spa and water features
- Spacious tree-lined Back Yard with plenty of green space for play
- Covered Veranda features a Summer Kitchen with Viking grill, mounted TV, surround sound and ample space for seating
- Full Pool Bath accessible from the covered Veranda

Other Home Features:

- Custom built by previous owners
- Formal 2-story Entry featuring a dome ceiling, decorative wrought iron chandelier, spiral staircase with accent hand-painted tile risers and brick & hand scraped hardwood flooring
- 2nd floor Utility Room with built-in cabinets, sink, ironing board closet and folding space
- Elevator capable
- 12' ceilings down
- 2 Half-Baths, 1 up and 1 down, both with furniture style vanities
- 3rd floor attic space (~240+ SF) can be finished out to be an additional bedroom with en-suite bathroom and closet
- Generator
- Lutron Radio Ra2
- Control 4
- Speakers throughout (12 zones) with distribution amps
- Energy Features – attic vents, programmable digital thermostats, EnergyStar appliances, high efficiency AC, Low-E windows
- Mosquito management system
- Front exterior gas lamps
- Ample storage throughout
- No history of flooding and not in the 100-year floodplain

All information per seller. Please independently verify.