

3522 Aberdeen Way

3/4 Beds | 4.5 Baths
3,690 Sq. Ft. | Lot: 5,864 Sq. Ft. | 2013

KEY FEATURES:

- Oak hardwood floors throughout (no carpet)
- Large windows throughout providing ample natural light
- Three 'Juliet' balconies
- Large Veranda with Summer Kitchen
- Large Backyard: spacious enough for play, pool and pets

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

Cosmetic Features:

- Iron stair railing
- Double crown molding
- Beautiful baseboards
- Cedar beams on ceilings throughout
- Cedar beam cased openings

Kitchen:

- Carrera marble countertops
- Lots of built-in cabinetry
- High-end appliances:
 - Jenn-Air refrigerator and range with griddle

Functional/Utilitarian Features:

- Oversized Secondary Bedrooms with en-suite bathrooms and walk-in closets
- Walk-in Bar & Wine Room off of Dining Room
- Large 2nd floor Utility Room with ample storage
- 3rd floor Flex Room perfect for a 4th Bedroom, Study, Gym, Play Room, Guest Suite or Game Room
- Stair lighting

Primary Bedroom:

- Spacious bedroom with vaulted ceiling and private balcony
- 2 walk-in closets
- Large Primary Bathroom:
 - Carrera marble countertops
 - Dual vanity
 - Walk-in shower and separate tub
 - Make-up vanity

Smart Home Features:

- Alarm system ready
- Surround sound in Primary Bedroom, Family Room and Outdoor Kitchen

Outdoor/Garage:

- Large Veranda with Summer Kitchen
- Brick and siding exterior
- 2 beautiful, large Live Oaks trees in front
- Recent 8' fence
- Sprinkler system front and back
- Large Backyard play, pool and pets

All information per sellers. Please independently verify.

Margaret Vinson 713.806.2633

REALTOR® Associate | margaret.vinson@sothebyshomes.com

Stormy Hayes-Knipe 713.417.0099

REALTOR® Associate | stormy.hayesknipe@sothebyshomes.com

Martha
Turner

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