

3763 Durness Way

4 Beds | 3.5 Baths
4,001 Sq. Ft. | Lot: 8,610 Sq. Ft. | 2002

KEY FEATURES:

- Amazing backyard: Pool, spa, covered patio, plenty of grass for play and gated dog run
- Recent updates throughout the downstairs including kitchen, owners' suite, power bath, butler's pantry and more
- Solid core doors throughout
- On-trend light fixtures
- Beautiful grand entry
- Wood floors throughout first floor (2018)
- Entire interior painted (2018)
- Storage! Oversized walk-in attic (~203 SF)

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:

- Features a wall of windows & built-in shelving
- Glass French door

- Programmable porch and driveway lights
- Ring doorbell
- Gated, lighted dog run on both sides of the house

Dining Room:

- Beautiful millwork
- Features large windows and wood floors

Owners' Retreat

- Spacious with on-trend light fixture & wood floors
- Large windows overlook the beautiful backyard & pool
- Owner's Bathroom:
 - Recently updated with quartz counters, frameless shower surround, shower head & faucets (2018)
 - Double vanity with large mirror and designer light fixtures
 - Make-up vanity with space for seating
 - Jetted tub & separate walk-in shower with rain-style showerhead
 - Walk-in closet

Family Room:

- Sizable 2-story and open Family Room with wood floors and built-in cabinets & shelves
- Gas log fireplace with stone surround & wooden mantle (surround & mantle – 2018)
- Wall of windows provide ample natural light & beautiful views of the backyard & pool

Kitchen and Breakfast Room:

- Large island with Breakfast Bar
- Quartz countertops (2018)
- Stainless steel appliances:
 - Built-in refrigerator (2018)
 - 5-burner gas cooktop & downdraft vent (2018)
 - Dishwasher (2018)
 - Double ovens
 - Built-in microwave
- Substantial cabinet storage & counter space
- Recent backsplash, sink & faucet (2018)
- Functional built-in USB connections
- Butler's Pantry, conveniently situated between Kitchen & Dining Room, features ample built-in cabinets & counterspace
- Breakfast Room, open to Kitchen, features large windows providing brilliant natural light
- First floor Utility Room with sink, hanging space & built-in cabinetry

Secondary Bedrooms & Bathrooms:

- 3 Secondary Bedrooms & 2 Bathrooms
- Each upstairs Secondary Bathroom is spacious & features wonderful natural light (all renovated with new tile floors, tile surrounding showers/tubs, shower heads & faucets – 2018)
- First floor Powder Bath (Quartz countertops, 2018)

Flex Rooms:

- First floor Flex Room features soaring ceilings, large windows and wood floors – perfect as a second Office, Play Room, Workout Room or Formal Living Room
- Second floor Game Room features glass French doors and is large & ready for fun

Functional/Utilitarian Features:

- Recent, on-trend light fixtures throughout
- Oversized walk-in attic (~203 SF)
- 2 staircases
- In-house Fiber optic
- Taexx in-wall pest control
- First floor Utility Room with sink, hanging space & built-in cabinetry
- Water heaters (2018)
- AC Up: condenser (2011), coil (2020)
- AC Down: condenser (2017), coil (2020)
- Furnaces (2018 & 2020)

Outdoor:

- Spacious Front Porch provides the perfect space for your morning coffee
- Covered Back Patio overlooking the Backyard
- Exterior camera overlooking the Back Patio
- Large heated pool with hot tub
- Pool water heater (2019)

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