

*Welcome to...*

## **802 Kipling St.**

Built in 1915, this quintessential Montrose home has been substantially renovated over the years to add modern conveniences while retaining its historical charm and architectural elements. The fully fenced front yard is highlighted by an inviting front porch that beckons you to relax and catch up with neighbors as they pass by on their evening walks.

As you enter the craftsman style front door, you're greeted by the living room anchored by a beautiful fireplace. Beyond the fireplace is a large and light-filled den perfect for watching a movie or hosting game night. The den's wall of built-ins provides plenty of space for your favorite books and collectibles. Just off the den is a study with a full bath which would make a great guest space as well.

The kitchen and dining combination are perfect for entertaining and provide a view of the backyard. The kitchen features stainless steel counters, a butcher block island with seating, and a gas range with 6-burners plus a griddle and side by side ovens. The spacious dining room easily accommodates a table for 10+ guests and features a dry bar with built-in wine cooler. A half bath is conveniently located for guests.

Upstairs you'll find the primary bedroom with walk-in closet and en suite. Plus two additional bedrooms, a second full bath, and the laundry. Off one of the secondary bedrooms is a lovely, screened in porch.

The home is flooded with natural light, by an abundance of windows, many of which are the elegant and timeless design patterns popularized by famed American architect Frank Lloyd Wright. There is also an abundance of storage throughout.

Last, but certainly not least, this home features an amazing backyard retreat that features a sparkling pool, a one-of-a-kind "cabana barn" that contains a potting shed, a covered porch with wet bar, a changing room, a high-end parks and rec bathroom, plus an outdoor shower with its very own on demand hot water heater. You'll feel like you're on vacation every day! And did I mention the mosquito and sprinkler systems?

Being in the heart of the vibrant Montrose neighborhood, you are just minutes from Houston's top restaurants, shopping, and cultural centers, while enjoying easy access to Downtown, the Medical Center, and schools such as the University of St. Thomas, Annunciation Orthodox School, the Arabic Immersion Magnet School and so much more.

This home is truly a unique gem that must be seen to appreciate.

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