



## 3630 Blue Bonnet Blvd.

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### Amenities

Over \$70,000 in Upgrades & Improvements!

- Fully Loaded for Outdoor Entertaining!
  - Outdoor Kitchen with gas grill & side burner, sink w/dedicated hot water, storage, and separate genuine imported Argentinian wood-fired masonry grill installed in 2019.
  - Pool with extended sun shelf, travertine surround and safety net and cover included. Installed in 2012.
  - Extended travertine paved deck area for outdoor seating and dining.
  - Large backyard lawn and greenspace for play areas.
  - Outdoor TV & Sound bar included!
- Double fence and gate on each side of home to section off mechanical equipment and trash/recycling bins. East side fence replaced Sep. 2020.
- Huge 70+ year-old live oak tree in the front yard with homemade swings. Bio-Barrier installed around all large trees to protect the foundation.
- Bamboo Floors throughout living areas.
- Black granite kitchen counters with "smooth leather finish".
- Gas fireplace with cast stone surround operates without electricity.
- Tankless Water Heater
- Both AC Evaporator Coils & Valves replaced Sep. 2020.
- Timeless quarter-sawn oak cabinets in kitchen and primary suite with modern hardware.
- Primary Bath frameless double shower glass installed in 2018.
- Large laundry room with sink, storage space and room for additional refrigerator or freezer.
- Zoned to desirable schools: Mark Twain Elementary, Pershing Middle, & Lamar High School.
- Walking distance to grocery stores, restaurants, pharmacies, parks, and more!
- Ease of access to The Med Center, Downtown, Galleria and more by use of major roads including, Hwys. 610 & 59, Holcombe/Bellaire and Buffalo Speedway.
- Within blocks of The YMCA, McGovern Sports Complex, Karl Young Park and the Brays Bayou Greenway Trail.
- No homes flooded on this block of Blue Bonnet during Harvey or any other flood. Additionally this block is mostly 'finished' out and there are no direct neighbors to the west of this home.

BPHA homeowners dues (\$75/year or seniors \$55/year) are used to support the following activities:

- Deed restriction renewal and enforcement
- Coordination of architectural reviews
- Esplanade landscaping
- Mosquito fogging
- Actions on community concerns and representation with governmental entities
- BPHA staffed office to address homeowner concerns and needs
- Publishing of the monthly newsletter, the Sentinel, which is distributed to all residences
- Maintain the [www.braeswoodplace.org](http://www.braeswoodplace.org) website

*\*Separate optional Precinct 1 Constable Patrol Program, \$305/year*

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