

4063 Aberdeen Way

4/5 Beds | 3.5 Baths
4,898 Sq. Ft. | Lot: 8,762 Sq. Ft. | 2015

KEY FEATURES:

- Cason Graye custom built home by current owners
 - Houston's Best Custom Builder 2019 (GHBA Grand Award)
 - Numerous other awards granted by Houston's Best PRSIM Awards, Star Awards, Bellaire Showcase Awards.
- Pinterest-worthy custom finishes throughout
- Brilliant natural light streaming through fabulous windows
- Spacious Back Yard – Enjoy dining, lounging & outdoor play. Room for a pool.
- High ceilings & designer light fixtures throughout

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

Kitchen:

- Marble island w/ Breakfast Bar & storage on both sides
- Wolf/Sub-Zero appliances:
 - Paneled, built-in 30' refrigerator & 30' freezer
 - Built-in steam oven
 - Gas cooktop with double griddle
- Subway tile backsplash
- Soft-closing drawers & cabinets with under-cabinet lighting
- Raised ceiling with wood beam detail
- Walk-in Pantry
- Opens to Breakfast Room which features a wall of built-in cabinetry with under-cabinet lighting & serving counter and & views of the Backyard

Family Room:

- Spacious Family Room features fireplace with cast stone surround and built-in cabinetry & shelves
- Raised ceiling with wood beam detail
- Wall of large windows overlooking the Back Patio and Backyard

Dining Room:

- Spacious with ample room for a large table of any shape
- Features wood floors & raised ceiling detail
- Situated conveniently near the Kitchen and Bar

Bar:

- Built-in cabinets with wine storage
- Beverage fridge & sink
- Situated off the Dining Room with an open counter facing the Family Room

Study:

- Tucked away creating the perfect space to work or study without distractions
- Features built-in bookcases, a built-in desk & closet

Owners' Retreat:

- Spacious bedroom with large windows & wood floors
- Raised ceiling detail with on-trend ceiling fan
- Extremely walk-in closet with brilliant storage features includes island with marble countertop, numerous sets of shelving & drawers, tons of hanging space & designer light fixture
- Beauty meets function in the Primary Bathroom:
 - Marble countertops & floors
 - Dual vanity & separate makeup vanity
 - Designer light fixtures
 - Walk-in shower with 3 independent shower heads & separate soaking tub

Game Room:

- 2nd floor Game Room is conveniently situated between all bedrooms
- Features built-in cabinetry & a TV nook
- Double pocket doors allow this room to be closed off, making this a great space for play

Secondary Bedrooms:

- 3 large Secondary Bedrooms on the 2nd floor
- Each bedroom features a spacious closet and windows with custom window coverings
- 1 Secondary Bedroom features a custom stencil wall detail & gorgeous chandelier

All information per sellers. Please independently verify.

cont'd on back

Margaret Vinson 713.806.2633

REALTOR® Associate margaret.vinson@sothebyshomes.com

Martha | Sotheby's
Turner | INTERNATIONAL REALTY

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. This offering is subject to errors, omissions, changes including price or withdrawal without notice. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc. © MMXIII Sotheby's International Realty, Inc. All Rights Reserved. An Equal Opportunity Company. Equal Housing Company.

Outdoor:

- Large Back Patio overlooking the spacious Backyard:
 - Outdoor Kitchen with built-in gas grill and Green Egg
 - Space for separate dining and seating areas
 - Decorative light fixtures
- Spacious Backyard - Enjoy dining, lounging & outdoor play. Plenty of room for a pool.
- Sprinkler system
- Mosquito misting system filled with low toxic fluid
- Recessed, LED soffit lighting
- 3 large gas lanterns in the front and decorative sconces on the back Patio
- Oversized steel front door, custom designed by Sellers

Eco-Friendly Features:

- Non-toxic wood floors and wood glue
- Zero VOC paint throughout
- Cabinets made from USA grown non-formaldehyde wood
- Wool carpet with wool carpet pads (game room & closets)
- Tile roof
- Whole home water filtration system with reverse osmosis
- Spray-foam insulation
- Custom window coverings throughout

Functional/Utilitarian Features:

- Tile roof in slate (lifetime warranty)
- Mudroom with cubbies, 'drop-zone,' shoe storage & built-in cabinets conveniently located between Garage and Kitchen
- Homework Nook at top of stairs
- 2nd floor Utility Room with sink & built-in clothes hanging rod
- Tons of storage throughout
- Andersen windows throughout with High-end window treatments throughout – 'top down, bottom up' shades by Hunter Douglass
- LED lighting with Art lighting
- Fabulous Doors:
 - 4-foot wide, steel front entry door custom designed by sellers (truly one of a kind)
 - Custom 5-panel, solid core 8' doors throughout
- Technology & Security Features:
 - Alarm system ready
 - Ring doorbell
 - Hardwired security cameras
 - Control 4 automation
 - Speakers in Family, Kitchen, Dining, Office and Primary Bedroom
- No history of flooding