



324 W 33rd

This quintessential and RARE, single story, Garden Oaks bungalow sits nestled among soaring trees on a 13,000 square foot lot in the heart of coveted Section One. Newly renovated and MOVE-IN READY, this 4 bed, 3 full bath home boasts almost 2,500 square feet with a dedicated office AND game room. Updates include: recessed lighting, luxurious plank flooring, plantation shutters, and high-end designer fixtures, color scheme, and hardware. The completely updated kitchen features stainless steel appliances, designer backsplash, quartz counters, gas cooktop, brand new site-built cabinetry, and island breakfast bar seating. The primary ensuite offers: an updated double vanity with quartz counters and gorgeous brass fixtures, free standing tub, shower with floor to ceiling tile, access to the large backyard, as well as a HUGE walk-in closet. That original Garden Oaks charm remains with original glass doorknobs, stained glass windows, and bi-fold glass doors. The dreamy backyard has loads of space and a large wood deck, storage building, long driveway and plenty of room for a garage and pool. All of this in the heart of the city close to 290, I10, I45, and 610 and zoned to highly acclaimed Garden Oaks Montessori Magnet.

4 Beds
3 Baths
Office & Game Room
2,470 Sqft
13,200 Sqft Lot
MLS# 59387255



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FEATURES



4 beds

3 baths

Office & Game Room

2,470 sqft

13,200 sqft lot in Garden Oaks-Section 1

- Newly renovated and move-in ready 1939 Garden Oaks bungalow with recessed lighting, plantation shutters, designer color scheme, fixtures, & hardware throughout
- Large living room with an abundance of natural light, plantation shutters, luxurious plank flooring, with open flow through kitchen and dining room
- Dining room big enough to fit a 10 person table with a beautiful designer chandelier
- Office located off of the living room adorned with beautiful original bi-fold glass doors, marble floors, loads of natural light, built-in shelves, and a Murphy bed that conveys-interior laundry is located off of the office
 - Beautifully updated kitchen with stainless steel appliances, designer fixtures, hardware, and backsplash, quartz counters, gas cooktop, site-built cabinets, loads of cabinet space, with island breakfast bar seating
 - 21x15 game room, located towards the rear of the home with recessed lighting, designer color scheme, full bath and access to the spacious back deck and yard-this space could easily be used as a 5th bedroom or secondary ensuite
 - Luxuriously updated primary suite with designer color scheme, plantation shutters, ensuite bath with tiled floor to ceiling walk-in shower, large free standing tub, dual vanities with high-end brass hardware and fixtures, and a HUGE walk-in closet with shelving
- Two secondary bedrooms, located near the front of the home, share the spacious second full bath with tub/shower combo
- Large wood deck in backyard, fully fenced, with loads of mature trees, a storage shed and side yard
- Minutes from 610, 290, I45, I10 and all that Oak Forest, Garden Oaks as well as the Heights have to offer and zoned to Coveted Garden Oaks Montessori Magnet

OUR FAVORITES ~324 W 33rd~

We love everything about this house! It has such a unique charm that maintains the look of a 1930s bungalow but all the updated living of a home in 2021. The bay window, crystal door knobs, and solid wood doors are some of my favorite originals.

The large trees are priceless and a big part our family memories. Both we and resident black squirrel enjoy the pecans from the pecan tree! One of our favorite things to do is sit on the back patio with a cup of coffee and watch the birds and the squirrels. I love sitting on the patio in the afternoon during football season and hearing the faint sounds of the drumline practicing at Booker T Washington. Our number one favorite backyard activity is margaritas by the fire while the kids watch an outdoor movie!

The floor plan has been perfect for our family of 5. Every child has a bedroom and we still have plenty of space to spread out with a home office and playroom. It's also for entertaining of all types. The adults can hangout inside while the kids play in the playroom and outside allowing the perfect entertainment for all. When the kids were smaller, we would hangout on the patio while they played in the yard. We have routinely hosted parties of an easy 75-80 people at the house without feeling at all crowded.

The kitchen has a vast amount of storage without looking "cabinet heavy". The hidden storage under the breakfast bar and the storage above the fringe is the perfect space for the large awkward items that are hard to store. The pull out pantry allows us to maximize our space so that nothing gets lost or forgotten about. The proximity of the living to the kitchen allows for larger groups of conversation for when the party navigates to the kitchen. We also love that we can catch-up about school and work while we are preparing dinner even though the family is in 3 different rooms.

The natural light in every room is so uplifting. The floor to ceiling windows in the living really connect the pace to the outside.

Special attention was paid during every step of each renovation to add and maximize storage throughout the home. We actually have to figure out where stuff is going to go in our new home because our 1930s home has more storage space!

As a consultant, I have greatly appreciated that I can get to every client from the Woodlands to Sugarland in under 30 minutes. The proximity to downtown has been a dream that has allowed us to take part in festivals and museums on a regular basis. We are a cycling family and appreciate the number of parks, restaurants, and bike/hiking trails that are all in a reasonable distance. My friends on 43rd tell me that a bike lane is coming soon so we will be sure to ride from our new house back to some of our favorites like Stomping Ground, Slowpokes, Cottonwood, Commonbond, and Shepherd Park. We also can't forget about the KILLER margaritas and queso at Teotihuacán.

All of our babies were born in this house. It is a really amazing space to raise a family. We are moving to the other side of the GOOF and buying a vacation home so that we can make even more adventurous family memories. We hope this house is equally as special for the new owners. It is hard to leave it and we will miss it terribly (as well as the awesome neighbors).

Love,
The Seller