



House Overview

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|----------------------|-----------------------|
| Bedrooms | 3-4 |
| Baths | 3 |
| Garage | 3 & room for 2 lifts |
| Study/Library | 1 |
| Square Feet | 3351 SF per Appraisal |
| Lot Size | 6000 SF per HCAD |
| Year Built | 1910 per HCAD |

Exterior Front

- Beadboard ceiling treatment
- 2 ceiling fans
- Professional landscaping
- Irrigation system
- 2 inch Tennessee blue stone stair treads
- Beveled siding with shaker accents

General Interior

- Recently refinished reclaimed oak flooring
- Three piece craftsman molding
- Six inch baseboards

Formal Living Room (15 x 13)

- Period style lighting fixture
- Access to formal dining room and flex room

Flex Room (13 x 13)

- Two period style sconces flanking the gas-log fireplace
- Built-in speakers
- Gas log fireplace with marble surround and period-style wood mantle

Formal Dining Room (18 x 13)

- Built-in speakers

Kitchen (17 x 15)

- 9' x 4' custom oak island with breakfast bar
- Butler's pantry with under cabinet lighting
- Reclaimed window transoms to wine cellar
- Sharp stainless steel microwave drawer built into island
- Jenn-Air 48 inch double door stainless steel refrigerator
- Undermount dual basin sink with incinerator and bride-style oil rubbed bronze faucet
- White subway tile backsplash
- Recessed lighting
- Undercabinet lighting
- Oil rubbed bronze hardware
- Glass front cabinetry
- Jenn-Air dishwasher and vent hood
- Bronzed pot filler
- Quartz countertops
- Six-light period style chandelier
- Bertazzoni 5-burner gas range and oven

Breakfast Room (11 x 8)

- Four-light, period style chandelier
- French doors to back patio

Climate Controller Wine Cellar (11 x 5)

- Period style marble tile floors, walkway to cellar
- Pantry
- Hammered copper sink
- Library ladder
- Custom cabinetry with wine racks
- Oil rubbed bronze hardware

Family Room (22 x 14)

- Six foot wainscoting with dentil accents
- Wall of windows
- Three, oil-rubbed light sconces
- Oil rubbed pendant lighting
- Hidden storage under stairs
- Surround sound
- Recessed lighting
- Two, period style light fixtures

First Floor Bedroom (13 x 12)

- Built-in speakers
- Double door closet
- Site-built linen cabinetry near bathroom

First Floor Bathroom

- Reclaimed claw foot tub
- Antique sink base with marble top and undercount sink
- Oil rubbed hardware and fixtures

Owners Suite

Bedroom (20 x 16)

- Wall of custom shelves and cabinetry
- Recessed lighting
- Surround sound
- Period style lighting fixture

Sitting Room/Office

- Wall of windows
- French door entry
- Ceiling fan
- Coffee bar with undermount sink, chrome fixtures and a stainless steel refrigerator with granite countertops

En-suite Bathroom

- Separate vanities with undermount sinks with sconce lighting
- Chrom fixtures
- Quartz countertops
- Oil rubbed bronze hardware
- Seamless glass shower door with Carrera marble surround
- Site-built cabinetry with glass panels and oil rubbed bronze hardware
- Recessed lighting
- Private water closet with vent fan and tile flooring
- French door entry to walk-in closet with site-built cabinetry and shelving

Secondary Bedroom (14 x 11)

- Walk-in storage closet with access to walk-in attic
- En-suite bathroom
- Mosaic tile flooring
- Bathtub/shower combination with white subway tile and rainfall shower head
- Oil rubbed bronze hardware
- Undermount sink with Carrera countertops and chrome fixture
- Walk-in closet
- Linens closets

Utility Room (6 x 6)

- Travertine flooring
- Washer/Dryer
- Drip-dry rod and site-built cabinetry

Additional Features

- 3 car garage with access to private alley with additional parking
- Room for 2 lifts in garage
- Epoxy floors in garage
- Built-in work bench
- Emtek Sandcast Butte door hardware throughout
- Custom stained glass piece on the dormer above front entry

Jihye Deveau

713.854.1097

Jihye.Deveau@compass.com

Upgrades

- Upgraded ceiling fan & lights on front porch
- Leafguard Seamless gutters with downspouts to underground drainage system
- Recent drains added in yard
- Rain barrel added with diverter from downspout
- Recent patio and walkway in side yard
- Motion detector / solar light for side yard
- Control 4 home automation system for entire house
- Outdoor build in speaker
- Built in speakers in music room, dining room, study/bedroom and master bedroom
- Lutron lights switches tied into automation system
- Recent alarm panel/system tied into automation system
- Recent HVAC controls tied into automation system
- Both HVAC units replaced with new larger HVAC system, HVAC air filtration systems and UV filters added to both HVAC units
- Additional vents and recent HVAC ducting
- Added extra attic insulation
- Added insulation for walls and ceiling of attic closet
- Blinds added throughout house
- Garage floor coating added

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