

# 3310 Glen Haven Blvd.

5 Beds | 5.5 Baths

5,284 Sq. Ft. | Lot: 8,160 Sq. Ft. | 2015

## KEY FEATURES:

- Backyard Oasis! Features a large sports pool, spa, firepit, Outdoor Kitchen & more!
- First-floor Primary Suite
- Multiple Flex Rooms & exceptionally large Game Room
- High-end Thermador appliances & beautiful finishes
- Tons of storage throughout
- Spacious floor plan with grand entry, open concept floor plan, luxurious Owner's Retreat & 4 Secondary Bedrooms with en-suite bathrooms

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

## Outdoor:

- Back Patio overlooking the spacious Backyard – Enjoy dining, lounging & outdoor play!
- Sports Pool
  - Perfect for volleyball
  - 5 water features & 2 fire features
  - Upgraded PebbleTec plaster
  - Large 'sun shelf'
  - Spa with variable jet speeds
- Oversized firepit with ample built-in seating
- Travertine hardscape
- Outdoor Kitchen with grill & built-in cooler
- 10x10 built-in umbrella
- Sprinkler system

## Kitchen:

- Island with Breakfast Bar
- All Thermador appliances:
  - Built-in refrigerator with water & ice dispenser
  - 48" 6-burner range with griddle
  - Microwave
  - Dishwasher
- Beautiful subway tile backsplash
- Tons of drawer & cabinet storage with under-cabinet lighting
- Butler's Pantry with 2 dual-temperature wine fridges (EdgeStar)
- Walk-in Pantry
- Opens to Breakfast Room which features a wall of built-in cabinetry with under-cabinet lighting, serving counter & views of the Backyard

## Family Room:

- Oversized & open to the Kitchen
- Features a fireplace with cast stone surround and built-in cabinetry & shelves
- Coffered ceiling detail
- Built-in speakers

## Dining Room:

- Spacious with ample room for a large table
- Features wood floors, a beautiful wood beam detail & closet for dinnerware storage
- Situated conveniently near the Kitchen through the Butler's Pantry

## Study:

- Features soaring ceilings, glass paneled French doors, a closet & large windows providing ample natural light
- The perfect space to work or study without distractions

## Owners' Retreat:

- First-floor, spacious bedroom
- Features a raised ceiling detail, large windows providing views of the beautiful backyard, wood floors & a door to the Back Patio
- Beauty meets function in the huge Primary Bathroom:
  - Dual vanity with ample countertop & cabinet storage
  - Walk-in shower with 2 shower heads & bench
  - Separate freestanding tub
- Extremely large walk-in closet with brilliant storage features shelving, drawers, tons of hanging space & easy access to the Utility Room

## Game Room:

- The exceptionally large Game Room is conveniently situated between all Secondary Bedrooms
- Features wood floors, built-in speakers, built-in cabinetry with TV nook & access to the balcony providing views of the Backyard Oasis

## Media Room:

- 2nd floor Media Room is just off the Game Room
- This room is flexible and perfect for a Home Gym, Playroom or other!

*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.

**Secondary Bedrooms:**

- 4 large Secondary Bedrooms on the 2nd floor
- Each bedroom features a spacious closet and en-suite bathroom.

**Functional/Utilitarian Features:**

- Mudroom with cubbies, 'drop-zone' & shoe storage
- 1st floor Utility Room conveniently situated off the Mud Room & Primary Closet with sink & tons of built-in storage
- Epoxy floors in Garage
- Tons of storage throughout
- LED lighting
- Full surround sound in Family Room, Game Room & Media Room. Speaker capability in the Primary Bedroom and Back Patio.