

3124 Tangley St.

3/4 Beds | 2.5 Baths
2,688 Sq. Ft. | 5,250 Sq. Ft. Lot

KEY FEATURES:

- Timeless, warm & inviting West U home with adorable curb appeal
- Significant Updates & Upgrades – owners have invested ~\$200,000 over the last couple years
- Recent roof (2018)
- Designer light fixtures throughout; several by high-end Visual Comfort
- Primary plumbing fixtures and hardware from Acero Bella
- Emtek door hardware
- Wood floors throughout all rooms except baths
- Oversized & spacious recently upgraded Backyard (~\$30k) features a patio, gazebo, turfed yard, misting system & dog run

LOCATION, LOCATION, LOCATION!

- Fantastic walkability to neighborhood shops, restaurants & fitness, Rice Village & more
 - West U Library, Tiny's No. 5 (Milk & Cookies), Little Matt's & more!
 - Parks & Recreation: Wier Park, Evelyn's Park, "Horse Park," West U Rec Center and Brays Hike & Bike Trail
- Easy commute to Texas Medical Center, Rice University, Downtown, The Galleria & Greenway Plaza

Dining Room:

- Old Texas Brick antique gray paver surround
- Access to the Mud Room closet
- Designer light fixture by high-end Visual Comfort
- Legrand light switch

Kitchen:

- Statuario Cervati Quartz countertops with waterfall edges
- Stainless steel appliances
 - Viking 6-burner range
 - Viking refrigerator & freezer
 - Viking vent hood
 - NewAir wine fridge (2020)
- Paneled dishwasher (2020)
- Designer light fixtures by high-end Visual Comfort
- Beautiful plumbing fixtures including pot filler, sink faucet & Kraus sink
- Subway tile backsplash
- Split Breakfast Bar with room for seating
- Soft-close cabinets & soft-close drawers with in-drawer LED lighting
- Beautiful appliance garage/bar with glass-front cabinet doors, antiqued mirror, hanging glass storage, Quartz counters & LED lighting

Family Room:

- Open to the Kitchen
- Features blue glass cloth wallpaper, wood floors and large windows providing ample natural light
- Gorgeous designer ceiling mount light fixture with navy & brass art light sconces

Dining Room:

- Beautiful textured ceiling wallpaper with gold detail
- Designer light fixture by Crystorama
- Custom lucite & brass curtain rods
- Wood floors
- Views of the spacious Backyard

Living Room:

- Sizable and functional
- Features wood floors, custom lucite & brass curtain rods, beautiful paneled accent wall and designer sconces & flush-mount light fixtures by high-end Visual Comfort
- Open to the Dining Room

Powder Bath:

- Conveniently situated between all downstairs living spaces
- Features a beautiful textured wallpaper & designer light fixtures by high-end Visual Comfort

Primary Suite:

- Spacious Master Bedroom with wood floors
- Features beautiful window coverings, 2 built-in wardrobes with chrome & lucite hardware and 2 closets
- The updated Primary Bath features:
 - An oversized shower with 2 shower heads & white subway tile
 - Honed Quartz countertops
 - Designer lighting
 - Make-up vanity
 - Knurled Acero Bella hardware
 - Lucite & chrome towel/robe hooks

Secondary Bedrooms & Bathroom:

- Both upstairs bedrooms are spacious and feature a beautiful chandelier & window coverings
- One bedroom also features designer wall sconces and a beautiful textured wallpaper
- The Secondary Bathroom features a charming vintage tub/shower, decorative mirror, lucite cabinet hardware & designer wall sconces

Home Office:

- Conveniently situated off the Primary Bedroom
- Features a vaulted ceiling, gorgeous window detail & wood floors

All information per sellers. Please independently verify.

cont'd on back

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Flex Room:

- Oversized 3rd floor room, perfect as a Game Room, Office, Fitness &/or Guest Room
- Features wood paneled walls, painted wood floors, storage space & light fixtures

Outdoor:

- Fabulous & enormous backyard (Sellers invested ~\$30,000 in outdoor enhancements)
- Features include:
 - o Recent deck
 - o Pergula with TV connections
 - o Turf backyard – St. Augustine Soft Touch with cool fiber technology
 - o Misting system
 - o Dog run – decomposed granite
 - o Drainage enhancements
- Garage (selling as-is) – fantastic for storage with a second set of washer & dryer connections
- Exterior lighting on sensors

Functional & Utilitarian Features:

- Recent roof (2018)
- Recent front and back doors (~\$10,000)
- Electrical re-wire & grounding (partial or all, seller uncertain but see inspection report and disclosures and grounding (not on 3rd floor per inspection)– December 2020
- Updated window coverings
- PVC sewer pipes (partial – see PDI report 2018)
- Recent insulation in walls
- HVAC:
 - o Condensers & Coils (1st Floor: 2013; 2nd/3rd Floor: 2018)
 - o Furnace (1st Floor: 2013; 2nd/3rd Floor: 2018)
 - o Air ducts and dryer vent cleaned in February 2021
 - o Decorative HVAC vent covers
- Water Heater (2017)
- Foundation leveled in 2021 by Pfister Pier and Beam Leveling
- Beautiful lucite & brass door handles on all interior doors
- Radiant barrier in attic
- Two laundry rooms (stackable inside the house with connections for additional units in the garage)
- No history of flooding; located in 500-year flood zone

All information per sellers & inspection reports. Please independently verify.

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