

# 3344 Southmore Blvd

## Updates & Special Features

### Characteristics:

- ❖ Square Footage: 2,280 + 415sqft garage apartment
- ❖ Bedrooms: 4 in the main home + garage apartment
- ❖ Full baths: 3 in the main home + 1 full in garage apartment
- ❖ Half baths: 0
- ❖ # car garage: 2 car detached

### Notable Features:

#### **Main House**

- Completely restored and remodeled house
- Professionally designed contemporary interior combining old world charm with all the modern amenities
- True restoration, maintaining original brick, hardwoods, and solid core doors
- Glass door mortise knobs, exposed Oil Rubbed Bronze pipe plumbing fixtures, retro tile, and more
- Generous windows and glass doors throughout
- Open-concept first floor living area with oversized deck accessible from all living areas
- Real nail-down sand & stain hardwood throughout (no carpet)
- Stained hardwood stairs with custom metal railing and chandelier
- Stained solid mahogany wood front door
- Iron chandeliers in Primary bedroom and first floor bedroom (study)
- Custom metal rails throughout
- Stained structural exposed beams in living area and primary bedroom
- Living room features custom wood burning fireplace in living room made of detailed carpentry and reclaimed brick original to home
- Generous dining area features French door opening to massive wrap around wood deck
- Exposed interior brick in 1<sup>st</sup> floor bedroom (study) and Primary bedroom
- Large primary bedroom with 13-ft ceiling and French doors opening to expansive balcony
- Primary bath includes double vanity, shower and tub, and private toilet room
- His and her closets in Primary bedroom
- Expansive kitchen with generous amounts of cabinets and glass door pantry
- Built-in combination oven / microwave
- Calcutta Quartz Countertops through out
- Large 4ft x 8ft kitchen island with 3-side waterfall quartz countertop, cook-top with pop-up downdraft vent
- Black stainless appliances
- Slab-front full-overlay soft-close cabinets
- Driveway with motorized custom metal gate
- Brand new composite shingle roof
- Large built-out, well-lit attic
- Train 5-ton, 3-zone 3-thermostat air central conditioning system
- Tankless water heater with PEX plumbing system throughout
- Pier & beam foundation
- Detached 2-car garage
- Massive grass backyard with majestic pecan tree
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### **Garage Apartment**

- 10-ft ceilings
- Completely self-contained with full bathroom, full kitchen, and laundry closet
- Calcutta quartz countertops through out
- Slab foundation