



1301 Martin

This immaculately maintained 3/4 bedroom, two full bath, Oak Forest gem with a POOL is picture perfect. The open floor plan boasts a living, dining, and bonus room that is accessible to the updated kitchen featuring soft close cabinets and drawers, quartz counters, high-end hardware and fixtures, a gas range, built-in oven and microwave, as well as pull-out pantry. The two full baths feature quartz counters, updated cabinetry, and high-end fixtures and hardware, one with a tub/shower combo with to the ceiling subway tile on a brick pattern, and another with a seamless shower and exquisite tilework. All bedrooms offer energy efficient ceiling fans, large closets, and solid wood floors. Other features are recessed lighting, updated floors, a large bonus room with double French doors that close to offer privacy, yet are accessible to the main living area, an interior mud/laundry room, and another bedroom/office with access to a large storage room. The backyard features a sparkling pool with covered pergola & extra yard space. Mechanical updates include -2020- New pool heater, roof, siding, and HVAC -2019-Tankless water heater and Pex plumbing. Zoned to Oak Forest Elementary and truly MOVE-IN READY! Close to 290, 45, 610, and I10 and all that the Garden Oaks/Oak Forest and the Heights area has to offer.

3 Beds
2 Baths
Office & Pool
1,717 Sqft
7,320 Sqft Lot
MLS# 74214720



ginny@ledwellrealty.com

www.ledwellrealty.com

281-635-7181



FEATURES



3/4 bedroom

2 baths

Bonus Room

1,717 square feet

7,320 square foot lot

Beautifully updated, move-in ready, and immaculately maintained

Original hardwood floors with tile in the kitchen, both baths, laundry, and bonus room, engineered wood plank flooring in the office

Recessed lighting in the living room, kitchen, and family room

Open Floor plan

Kitchen fully updated with soft close cabinets and drawers, quartz counters, gas range (2017), built-in oven (2018) and microwave, tile set on a brick pattern, a pull-out pantry, and loads of cabinet space.

Designer paint scheme, lighting, fixtures, and hardware throughout

Large primary with double closets, energy efficient ceiling fan and loads of natural light coming in from windows that overlook your backyard oasis

Two secondary bedrooms with large closets, window coverings, and ceiling fans, located on the east side of the home

Two large full baths with quartz counters, updated cabinetry, and high-end fixtures and hardware. Bath 1 features a tub/shower combo with to the ceiling subway tile on a brick pattern. Bath 2 features a seamless shower with exquisite tilework and is also adorned with quartz counters, updated cabinetry, and high-end fixtures and hardware.

11 x 13 bonus room with floor to ceiling shelving and large window for loads of natural light - Equipped with double doors to allow for privacy

Additional room (currently used as an office) at the rear of the home with access to a large storage area

Large backyard features a large flagstone patio as well as a heated gunite pool, perfect for entertaining any time of year

New Pool Heater, HVAC, Roof, and siding (2020)

New tankless water heater and Pex Plumbing (2019)

Minutes from 610, 290, I45, I10 and all that Oak Forest, Garden Oaks as well as the Heights have to offer

Zoned to highly acclaimed Oak Forest Elementary

~1301 Martin

We have wonderful neighbors who will watch your house while you are away, pick up your packages, invite you to block parties and bake you cakes.

Our backyard has provided many years of wonderful memories and entertainment. Swimming, watching a movie outside, or having a party is a dream in our backyard!

We have lovingly remodeled this home with top notch attention to detail with custom closets, cabinets, top notch appliances, HVAC, tankless water heater, pool heater, and more. We like to be comfortable!

You are walking distance to Candlelight Park. We will probably miss this the most as we almost daily walk over to the park with our kids or go on walks for exercise.

The space in the house is all well utilized. You will feel like the house is much bigger than it is.

Having bedrooms so close together is perfect for new babies and young children. Our kids love living here and our four year old often says, "Our house is perfect."

We will miss this house and know that whomever moves in will enjoy it for many years to come.

Love
The Sellers