



4707 Yoakum Blvd

Houston, TX 77006

Kitchen

- Energy Star Samsung refrigerator
- GE Double oven (Large and small)
- Convection oven/microwave.
- Pantry
- KitchenAide Double Drawer Dishwasher
- Sliding glass doors leading to the courtyard
- Breakfast bar

Primary Bathroom

- Slate flooring
- Exposed brick
- Spacious walk-in closet
- Sealed copper countertop
- Double glass doors open to atrium
- Slate floors in the bedroom
- Slate flooring in bathroom
- Double sinks

Living Room

- Wood burning fireplace
- 21' ceilings
- Brick exposed walls
- Saltillo tile
- Large windows viewing the atrium.

Guest Bathroom

- Hardwood floors
- Built-in shelving
- Wet bar
- Walk in closets

Welcome to this one-of-a-kind, architecturally-magnificent house in the heart of the Museum District! This light-filled, two-story townhome features exposed brick walls and floor-to-ceiling windows, built around a unique central atrium. Boasting a well-designed, open floor plan with no wasted space, the living area includes a wood-burning fireplace, 21-foot ceilings and a dramatic loft overlook. The first-floor primary bedroom sits within steps of the entry and kitchen, and includes a charming bath with exposed brick, slate flooring and sealed copper countertops. Upstairs includes a spacious landing/loft with a wall of built-in shelving, leading to a second bedroom and a third office/bedroom, all with ample storage and hardwood floors. An expanse of French doors leads you to a massive rooftop deck, with seasonal views, perfect for entertaining! Take a look inward, and again view the landscaped two-story atrium and its tranquil water feature, a perfect place to rest and reflect. Abundant storage and built-ins throughout, and all-new roof and HVAC in 2019.

A must-see jewel, just blocks from the Museum of Fine Arts and Rice University. The perfect tree-lined neighborhood to call home!

Roof

- All New Roof

Other

- High-efficiency 14-SEER HVAC equipment
- Two condensers
- Two furnaces,
- Whole-house UV cleaning
- Some northern exposure
- Double pane glass
- Large two story atrium accessible via the living room and primary bedroom
- Water feature in the large atrium
- Smaller atrium off of the kitchen
- 2-Car Garage

Included with the Sale

- All appliances
- Washer & Dryer

Replacements

- Energy-efficient HVAC (Goodman compressors and furnaces), replaced/installed in July 2019
- Entire Saltillo tile first floor was also refinished in 2019
- Large second-floor deck roof and deck were replaced in 2014.

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