



CHRISTIE'S
INTERNATIONAL REAL ESTATE

7517 Middlewood Street

Houston, TX

Features throughout

- Custom built with engineered foundation including piers with strict adherence to engineer's guidelines
- 10' ceilings downstairs
- 9' ceilings upstairs
- Can lighting throughout
- Electronic programmable thermostats
- Oak wood flooring in downstairs living areas
- 8" Double crown molding throughout downstairs
- 8" baseboards
- Built-in stereo speakers throughout downstairs and outside patio
- 3 Zoned A/C systems

Exterior Features

- Recently painted: exterior 2016
- New roof 2016
- Front and back zoned sprinkler system
- Backyard entertaining with outdoor kitchen (gas grill, dual gas side burner, refrigerator), outdoor pool bathroom, rock waterfall, large pool with gazebo, hot tub with spillover water feature, outdoor gas fire pit, flagstone and Cool Deck surfaces
- 3 car garage with manual door for one-car portion of garage for boat or RV storage
- Finished interior garage with pull-down attic
- 220 outlet for electric vehicle charging

Foyer/Entry

- Open, divides living and dining rooms
- Fan transom and side windows around painted front door
- Wooden staircase

Dining Room

- Chair block paneled molding on lower half of walls
- Two front windows with transoms
- Can lighting, sconces and chandelier
- Swing door for convenient access to kitchen

Living Room

- Two front windows with transoms
- Pocket door for open concept

Study/Library

- Chair block stained paneled molding on lower half of walls
- Stained wooden plantation shutters
- Walk-in storage closet 5 ½' x 5 ½' with shelves
- Climate-controlled Wine armoire included, if desired (250+ bottle capacity)

Powder Room/Guest bath

- Pedestal Kohler sink
- Mirror included

Wet Bar

- Kitchen Aid ice maker
- Stainless steel bar sink
- Glass shelving & LED lighting for display
- Plenty of upper and lower storage space
- Pocket door
- Granite countertops

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Kitchen

- Updated 2014
- Sub Zero side by side refrigerator/freezer
- Wolf 30" electric oven
- Wolf steam/convection oven
- Wolf warming drawer
- Microwave drawer
- Island with Bosch inductive cooktop (gas connection available) and downdraft exhaust
- Granite countertops
- Soft close drawers
- Under-counter lighting
- Glass-front and white painted wooden cabinets
- Walk-in pantry
- Side glass/wood door to porte-cochere
- Bonus: Adjacent 8' butlers pantry with glass-front uppers and cabinets below

Breakfast Room

- Bay windows/glass door (faux)
- Back staircase-carpeted
- Chandelier

Utility Room

- Bay windows/glass door (faux)
- Back staircase-carpeted
- Chandelier

Family Room

- Glass French doors to back yard allows indirect light all day
- Granite fireplace with gas logs and wood mantel
- Open to kitchen and outdoors making this a perfect flow for entertaining
- Open shelves with storage cabinets below

Primary Suite:

- Bedroom (20' x 14')
- Tray ceiling to 12'
- New carpeting 2021
- Four windows with shades and transoms allow for indirect light
- Pocket door to Primary bath
- Bathroom (15' x 13')
- Separate his/hers Marble countertops with porcelain basins
- Separate marble shower
- Jacuzzi tub
- Marble floor
- Wooden shutters on window over bathtub and side window
- Vanity space with knee space
- Closet (19' x 10')
- Double doors to huge walk-in closet
- New carpeting 2021
- His and hers built-in chest of drawers
- Transom window with plantation shutters and room for seating
- Double hung rods (45' of hanging!)
- Double Shelves throughout for handbag, shoe, etc. storage

Upstairs:

- Game Room/Living Area (24' x 14')
- Berber carpeting
- Coffered 10' ceiling with ceiling fan/light
- Wall of built-ins: TV, drawers, cabinets, shelves
- Built-in window seat with pullout drawers beneath for storage
- Attic entrance with floored storage (1 of 3)
- Walk-in cedar lined closet
- Large walk-in linen closet
- Game closet
- Door to walk-up 3rd floor floored attic space (2 of 3)

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Second Bedroom

- Huge walk-in closet with one wall of built-in shelves
- Ceiling fan with lights
- Two plantation shuttered windows
- Sink and cabinets/drawers below, shares tub/shower with 3rd bedroom

Third Bedroom

- Two plantation shuttered windows
- Ceiling fan with lights
- Walk-in closet with built-in shelves
- Access to attic space, floored storage (3 of 3)
- Sink and cabinets/drawers below, shares tub/shower with 2nd bedroom

Fourth Bedroom

- Two plantation shuttered windows
- Ceiling fan with lights
- Huge walk-in closet with plantation shuttered window
- En suite bathroom with tub/shower, linen closet

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