

5350 Beechnut

FEATURES

OVERALL

- Corner lot with parking and additional entrance on Braesmont
- Professionally landscaped, 2021
- Professionally power washed entire exterior, 2021
- Hardwood floors throughout home
- Nest Thermostat
- Pre-wired for built-in speakers
- Central vacuum system
- Converted from a 4 bed to a 3 bed. Easily can revert back into a 4 bed with primary sitting area turning into 4th bed and/or study to turn into an additional bedroom with full bathroom next to it
- All furniture is negotiable
- Easily accessible to major freeways: 610 and 59
- Convenient location to Downtown, Medical Center, and Galleria
- Close to Meyerland Plaza shops and dining, HEB, & Target, and Bayland Park

FRONT EXTERIOR

- Gorgeous curb appeal with new professional landscaping, 2021
- Front covered porch with plenty of room for outdoor furniture
- Ceiling lights
- Automatic sprinkler system installed
- Gorgeous solid wood double doors
- Ring security doorbell (included)

BACK EXTERIOR

- Electric driveway gate with entrance on Braesmont
- Triple wide driveway
- Three car detached garage with automatic garage door openers
- Garage features plenty of storage shelves, room for an extra refrigerator/or deep freeze, doggy door
- Covered patio with two ceiling fans, recessed lighting and plenty of room for a dining table and outdoor furniture
- Summer kitchen

- Large side yard
- Automatic sprinkler system
- Spacious grass side yard, perfect for kids and dogs to play!
- Turfed area of side yard for easy maintenance
- String lights
- Professionally landscaped, 2021

FOYER

- Beautiful view from the double wood front doors opening into the home
- Gorgeous hardwood floors
- Further into the foyer there is a large coat closet
- Recessed can lighting
- Baseboards and crown molding

STUDY/LIBRARY

- Convenient location just to the left of the foyer
- Flexible space; could also be an additional guest bedroom (there is a full bath adjacent to this room)
- French doors
- Designer wallpaper
- Custom drapes and window shades
- Baseboards and crown molding
- Lots of natural light
- Recessed can lighting
- Built-in ceiling speakers
- Beautiful view overlooking landscaped front yard

FORMAL DINING ROOM

- Convenient location just to the right of the foyer & connects to the kitchen through the butler's pantry
- Large storage shelves (available for sale)
- Huge double door wine fridge (available for sale)
- New decorative light fixture
- Recessed can lighting
- Ample wall space for art and buffet
- Baseboards and crown molding
- Large windows to let in natural light
- Window drapes

COMPASS

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FEATURES

BUTLER'S PANTRY

- Two sided butler's pantry conveniently located between the dining room and kitchen
- Lots of storage
- Gorgeous navy blue painted cabinets
- Rejuvenation hardware
- Decorative tile backsplash
- Quartzite countertops
- Upper glass-front display cabinets
- Under cabinet lighting
- Outlets for additional appliances

KITCHEN

- Incredible Chef's kitchen, updated 2019
- New quartzite countertops
- Newly painted cabinets
- Rejuvenation hardware
- Open floorplan with the breakfast area and living room
- Large island with storage
- Two new decorative pendant lights over the large island
- Incredible storage with tons of cabinetry and upper glass-front display cabinets
- Breakfast seating
- New white subway tile backsplash
- Stainless steel built-in Subzero refrigerator/freezer
- New Kohler farmhouse sink with instant filtered and hot water
- New trash compactor
- New custom window treatment on window above sink
- New decorative light fixture over sink/window
- Jenn-Air stainless steel double convection ovens
- Jenn-Air 6 burner gas range and electric griddle
- Stainless steel vent hood
- LG stainless steel dishwasher
- Stainless steel built-in microwave
- Under cabinet lighting
- Recessed can lighting
- Large walk-in pantry with built-in roll out drawers

- Large white-board, convenient for grocery lists, calendars, to-do lists, etc.

BREAKFAST AREA

- Conveniently opens to the kitchen and living room
- Large windows offering great backyard views
- Curtain rod and drapes
- Decorative light fixture

LIVING ROOM

- Open concept with kitchen and breakfast area
- Incredible gas log fireplace with cast stone mantle and bench
- Recessed can lighting
- Baseboards and crown molding
- Large windows offering an abundance of natural light
- Great backyard views
- Curtain rod and drapes

MUDROOM/GARAGE ENTRANCE

- Convenient location from back entrance
- Hooks to hang jackets/book bags
- Built-in storage and bench seat
- Lots of storage shelves/bins
- Sink with storage below

GUEST BATHROOM

- Conveniently located just off entrance of the home and next to the kitchen/living room
- Vanity with stone countertop with storage underneath
- Two decorative light fixtures
- Large shower with bench, stone floors and tile walls
- Recently repainted, 2021

STAIRWAY

- Recessed can lighting
- Double height ceiling
- Ample wall space for art
- Two upper windows let in natural light
- Iron handrails

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STAIRWAY (continued)

- Upstairs landing has art niche with large mirror (included)

PRIMARY SUITE

- Two bedrooms were combined to make this massive primary suite
- Custom-built electronic TV bracket that comes down from the ceiling with the push of a button (bracket and TV included). Tv can be turned to be viewed from anywhere in the room.
- Baseboards and crown molding
- Recessed can lighting
- Room for a sitting area
- Decorative ceiling fan/light fixture
- Large storage shelves (available for sale)
- Double sided gas log fireplace (sides to bedroom & into primary bathroom)
- French doors open to a private balcony with plenty of room for furniture, two ceiling fans, recessed lighting, and views overlooks the backyard

PRIMARY BATHROOM

- Incredible spa-like primary bathroom
- Double sided gas log fireplace into primary bedroom
- Double sided primary bathroom suite with separate his and her entrances and separate expansive vanity areas
- Large soaking jacuzzi tub and double sided entrance frameless shower separate the two vanity areas
- Large shower has stone floors and walls with rainfall shower head and two frameless glass shower doors
- Vanity areas have two new decorative mirrors and two light fixtures each
- One vanity side has a separate knee space for chair/make-up vanity area
- Separate water closet with entrances from both sides of the vanity areas
- A massive walk-in closet with built-in shelves
- Plenty of storage cabinets

- 6 upper windows let in tons of natural light
- Recessed can lighting

SECONDARY BEDROOM #1

- Located upstairs
- Spacious room
- Decorative ceiling fan/light fixture
- Baseboards and crown molding
- Walk-in closet with custom Elfa drawers and shelving
- Accent wall with designer wallpaper
- Window overlooking front yard with black out shades and custom Roman shade
- Ensuite Jack and Jill bathroom

SECONDARY BEDROOM #2

- Located upstairs
- Spacious room
- Decorative ceiling fan/light fixture
- Baseboards and crown molding
- Walk-in closet with built-in dresser
- Window overlooking front yard with black out shades and curtain rod/drapes
- Shelving (available for sale)
- Ensuite Jack and Jill bathroom

SECONDARY BATH

- Conveniently located between the two secondary beds
- Dual sinks with new decorative mirrors and decorative light fixtures
- Plenty of storage under vanity
- Recessed can lighting
- Window with pull down shade overlooking the front yard
- Separate room with tub/shower combination with stone walls, toilet with bidet and built in cabinets
- Tile floors with decorative stone border

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UTILITY ROOM

- Located on second floor
- Lots of storage cabinets
- Dry bar
- Washer and dryer connections
- Large walk in storage closet located just across the hall

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