

2224 Robinhood

FEATURES

OVERALL

- Located in highly sought after Southampton Place
- New tankless water heater, 2021
- Cleaned duct work, June 2020
- All new windows upstairs
- Re-stained and refinished hardwood floors throughout, 2020
- Interior walls freshly repainted, 2020
- Nest security doorbell (included)
- Nest smoke detectors
- Nest thermostat
- Electronic front door lock
- Updated electrical throughout, 2016
- Lutron, app-controlled lighting system installed
- Predominantly updated LED lighting throughout
- Walkable and close proximity to Rice University jogging trail, and popular shopping and dining at Rice Village
- Minutes away from the Medical Center, Hermann Park, Museum District, Houston Zoo, and close to Downtown and The Galleria area
- Easy access to major freeways

FRONT EXTERIOR

- Freshly painted exterior of home, 2020
- Painted gutters and trim black
- Patio with room for outdoor furniture
- Charming curb appeal
- Two lanterns flank front entrance with three bricked steps leading to front door
- Covered front entrance with overhead lighting
- New exterior light fixtures

BACK EXTERIOR

- Crushed gravel area for outdoor furniture and grill
- Added new side gates and front gate
- Painted garage

- New outdoor light fixtures
- Greenspace for kids and dogs to play with new sod being installed week of July 12th
- Twinkle lights (included)
- New landscaping
- 2 car detached garage with automatic garage door openers that opens to the back alley. Garage has room for second fridge or freezer, epoxy flooring and recently painted interior

FAMILY ROOM

- Light and bright room
- Open floor plan with kitchen and dining room
- Replaced mantle surround with quartz
- Gas log fireplace
- Remote operated Hunter Douglas window shades
- Baseboards and crown molding
- Kelly Wearstler for Groundworks designer fabric on custom drapery panels
- Spacious room with space for different furniture placements
- 4 adjustable ceiling art lights
- Recessed can lighting
- Hardwood floors

STUDY

- Light and bright room
- Flexible space that could function as a study, playroom, gym or additional guest suite
- Hunter Douglas shades
- New F. Schumacher grasscloth designer wallpaper
- Hardwood floors
- Light fixture

KITCHEN

- Recently renovated kitchen
- New quartz counters
- New herringbone marble tile backsplash

COMPASS

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FEATURES

- New Restoration Hardware knobs and pulls

KITCHEN (continued)

- New plumbing fixture
- New Serena and Lily pendant light fixture over island
- New three designer pendants lights above sink
- Scalamandre designer fabric on custom window treatments over kitchen windows
- Repainted cabinets
- Recessed can lighting
- Large island with breakfast bar seating
- Butler's pantry area with quartz countertop, storage, under cabinet lighting, new cabinet fronts in display cabinets in butler's pantry area
- Built-in stainless steel microwave
- Stainless steel warming drawer
- Dacor stainless steel convection oven and 4 burner range
- Stainless steel pot filler
- Stainless steel vent hood
- Built-in Subzero kitchen refrigerator with wood paneling to match cabinets
- Dishwasher with wood paneling to match cabinets
- Double pull out trash can
- Pantry storage cabinets
- Three doors open to backyard
- One door that leads to garage has electronic lock

DINING ROOM

- Conveniently located next to the kitchen through a door and opens to the family room
- Beautiful views overlooking the backyard
- New Groves Bros fabric on custom drapery panels
- Kravet designer wallpaper
- Added wall paneling/wainscoting
- New Visual Comfort designer light fixture

- Crown molding
- Hardwood floors
- Plenty of room to showcase artwork and additional furniture such as a buffet

POWDER ROOM

- New Brunswick and Fils designer wallpaper
- New marble floor
- New Toto toilet
- New pedestal sink
- New Visual Comfort designer light fixture
- New Uttermost designer mirror
- Access to under stair storage

HALLWAY UPSTAIRS

- Added 2 new decorative wall sconces
- New stairwell light fixture
- New window treatment in stairwell

PRIMARY SUITE

- New light fixture
- Freshly painted
- Light and bright room with views overlooking the backyard
- Remote controlled black out shades
- Spacious room
- Newly designed walk-in closet with new lighting, shelving and drawers
- Additional closet space with shoes racks/shelves and hanging bar
- Hardwood floors

PRIMARY BATHROOM

- Carrera marble countertop
- New light fixtures
- Repainted vanity
- New hardware
- Marble tile floor
- Dual sinks

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PRIMARY BATHROOM (continued)

- Large walk-in shower with rainfall shower head and additional wall shower head
- Separate soaking tub
- Separate water closet with storage shelving and cabinets

GUEST BEDROOM #1

- Spacious room that could easily fit a king size bed and/or additional furniture
- Located upstairs
- New dimmable light fixture
- Remote controlled black out shades
- Lots of windows
- Hardwood floors
- Closet

GUEST BEDROOM #2

- Spacious room that could easily fit a king size bed and/or additional furniture
- Located upstairs
- New light fixture
- Lots of windows
- Window treatments
- Hardwood floors
- Dimmable recessed can lighting
- Large walk-in closet with Elfa shelving system

GUEST BATHROOM

- Located upstairs
- Carrera marble countertop
- Marble subway tile backsplash
- Freshly painted cabinets and walls
- New hardware
- New Visual Comfort designer sconces
- Marble tile Floor

- Separate room with large tub with shower with marble subway tile surround and mini hex tile wall

UTILITY SPACE

- Washer and dryer connections
- Added storage cabinet
- Dry bar
- Hex tile flooring



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