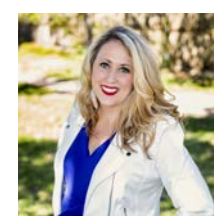




4004 Alba

This hard to find, newer construction home with a yard and excellent price point in the heart of Garden Oaks packs a big punch. The first floor boasts a two-story foyer, open floor plan with formal dining and perfect flow to large kitchen, breakfast area and family room, and the primary ensuite of your dreams. The second floor offers a spacious flex room, secondary bath, and two large secondary bedrooms. Features include: recessed lighting, crown molding, fresh paint and designer color scheme, granite, stainless steel appliances and large pantry, solid wood floors down, high end fixtures, new carpet throughout, ensuite bath with garden tub, stand-alone shower double vanity and walk in closet, LOADS of natural light due to location on the corner, and lots of storage space. The yard is HUGE, has few setbacks, and is large enough for a pool & playset. This gem is also close to ALL that Garden Oaks has to offer: Walking Stick, Slow Pokes, Crowbar, as well as 610, 110, 145, and 290. Zoned to coveted Garden Oaks Montessori Magnet.

3 Beds
2.5 Baths
2 Car Garage
2,594 Sqft
6,876 Sqft Lot
MLS# 45888441



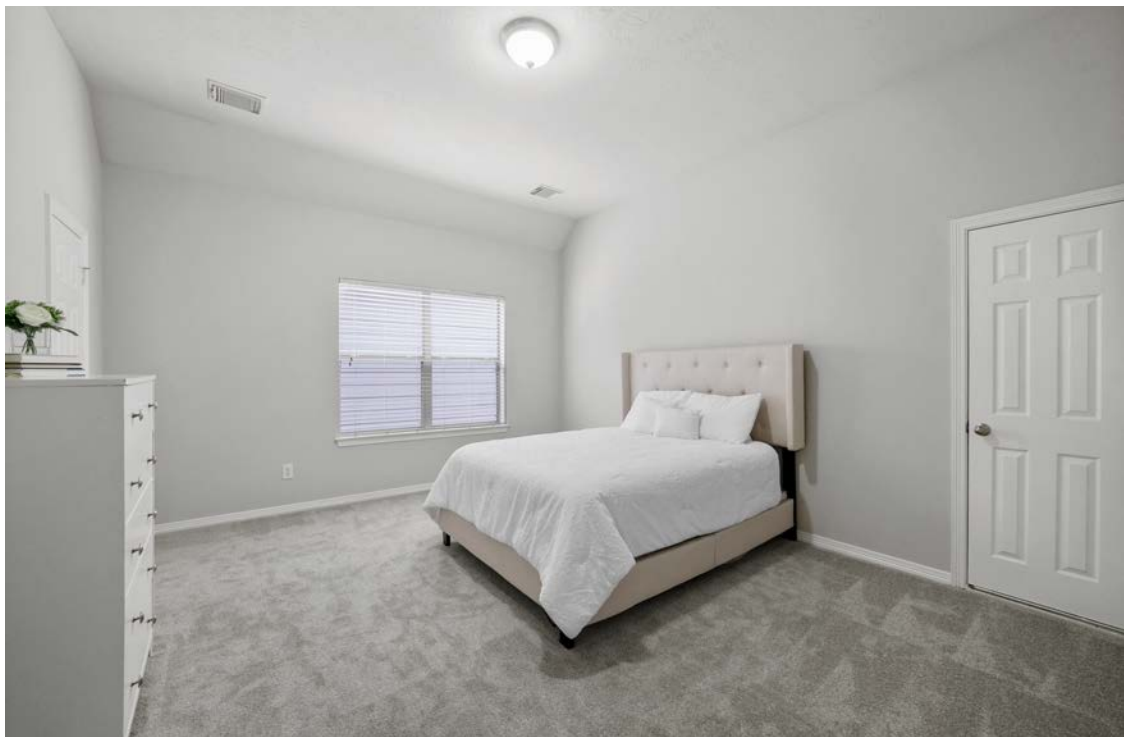
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FEATURES



3 bed

2.5 bath

2,594 sqft

6,876 sqft lot

- Solid wood flooring throughout the first floor entertaining areas, with lush new carpet in the primary as well as crown molding, recessed lighting, and designer color scheme
- Large living room with an abundance of natural light with a beautiful granite hearth, gas fireplace, as well as a breakfast nook with window benches and added storage that overlooks the large backyard
- Formal dining room big enough to fit a 10 top table with custom woodwork, tray ceiling, and a beautiful designer chandelier
- Large kitchen open to the living room and breakfast nook with stainless steel appliances, granite counters, gas cooktop, loads of cabinet space, large peninsula counter with breakfast bar seating, and large pantry
- Luxurious, first floor primary suite with new carpet, designer color scheme, ensuite bath with walk-in shower, jetted garden tub, dual vanities, and HUGE walk-in closet
- Interior laundry also located on the first floor right off the garage - perfect for a mud room
- Spacious game room up with closet, designer color scheme and lush new carpet; this space could easily be framed into a 4th bedroom
- Two secondary bedrooms, with large walk-in closets, also upstairs, share the spacious second full bath with shower tub combo and double vanity
- Large backyard, fully fenced with a large patio, tons of space for a pool, playset or even an addition, FEW SETBACKS
- Minutes from 610, 290, 45, I-10 and all that Oak Forest, Garden Oaks as well as the Heights have to offer!

~4004 Albar

We love how big all three bedrooms are. We also love the size of the front and backyard. Our two little boys enjoy playing in the back and front with their friends. With the large yard, we play catch and soccer with our boys. The backyard is also big enough to add a pool and have extra green space.

The kitchen is another one of our favorites. We enjoy cooking and entertaining family and friends. The boys love the game room upstairs. When they are not playing outside in the back or front yard, they are upstairs hanging out in the game room. With everything so close (restaurants, café, family friendly bars and winery), we enjoy riding our bikes or walking around the neighborhood with our little kiddos.

Love,
The Seller