

# 14 Annapolis Ct.

4 Beds | 3.5 Baths  
2,977 Sq. Ft. | 2,820 Sq. Ft. Lot | 1999

## KEY FEATURES:

- Gated patio home community in West U:
  - Security gate offers greater sense of security
  - Perfect for lock & leave lifestyle
- Elevator installed
- Updated Kitchen & Primary Bath (2019)
- Rare 4 Bedroom with 3.5 Baths
- Fabulously large backyard with lush landscaping & spacious patio
- Ideal location within community:
  - Does not back to Holcombe
  - No neighbors in front

## LOCATION, LOCATION, LOCATION!

- Fantastic walkability to neighborhood shops, restaurants & fitness, Rice Village & more
- Easy access to wonderful neighborhood highlights:
  - West U Library, Tiny's No. 5 (Milk & Cookies), Little Matt's & more!
  - Parks & Recreation: Whitt Johnson Park, Evelyn's Park, "Horse Park," West U Rec Center and Brays Hike & Bike Trail
- Easy commute to Texas Medical Center, Rice University, Downtown, The Galleria & Greenway Plaza

## Kitchen:

- Beautiful, on-trend Kitchen (Updated 2019):
  - Quartz countertops
  - Subway tile backsplash
  - Shaker-style cabinetry with custom storage features
  - Designer hardware
- Recent stainless-steel appliances: refrigerator, gas cooktop, dishwasher, microwave, oven
- Breakfast Bar with room for seating
- Under-cabinet LED lighting
- Wood floors
- Brilliant natural light & fantastic views of the backyard
- Opens to large Breakfast Room

## Breakfast Room:

- Features a removable, but stationary custom-built credenza with wine rack - perfect for additional storage and open for a TV
- Windows overlooking the lushly landscaped backyard
- Recently refinished Wood floors

## Family Room:

- Gas-log fireplace with wood mantle
- Built-in cabinetry and shelves flanking both sides of the fireplace
- Numerous windows featuring plantation shutters
- Wood floors

## Home Office:

- Large window facing backyard – The sellers had this window added to provide more natural light and a beautiful view to the lush landscaping.
  - Stained-glass art – This art was artistically designed and expertly crafted for the sellers (~\$3,000 in 2001). The glass is removable and is negotiable.
- Wood floors
- This flex room can also serve as dining room, a playroom or another sitting room.

## Primary Suite:

- Spacious Primary Bedroom offers plenty of room for king bed as well as a sitting room
- 2 spacious, walk-in closets
- Recently added engineered wood floors
- Designer light fixture
- Plantation shutters
- The Primary Bath features:
  - Double vanity with 2 lighted mirrors
  - On-trend light fixtures
  - Frameless shower
  - Separate jetted tub
  - Toilet room with on-trend wallpaper

*All information per sellers. Please independently verify.*

*cont'd on back*

Margaret Vinson 713.806.2633

REALTOR® Associate margaret.vinson@sothebys.realty

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### Secondary Bedrooms & Bathrooms:

- 2 Secondary Bedrooms on the 2nd floor:
  - Recent engineered wood floors
  - One of these Bedrooms features a storage and closet combination
- Oversized 3rd floor Bedroom with en-suite bathroom (sellers added bath) – flexible as a Bedroom, Game Room, Office or Home Gym

### Outdoor:

- Amazing outdoor living opportunities with this gorgeous backyard featuring beautiful landscaping and large patio for relaxing and al fresco dining. If you prefer play area for kids, consider turfing the space.
- Recent fence with custom designed gate
- Drainage system:
  - French drains
  - Metal barrier between the neighbor's house to eliminate drainage into backyard
- View of Courtyard/guest parking directly across from home providing both convenience for guests and a nice view

### Functional & Utilitarian Features:

- Elevator installed (servicing the 1st and 2nd floors)
- Recent interior paint (2021)
- Pipes in attic recently insulated
- Wood floors throughout 1st & 2nd floors:
  - Recently refinished 1st floor wood floors
  - Recent engineered wood floors on 2nd floor
- Windows:
  - Updated/insulated South facing windows
  - Added window in study
  - Plantation shutters on many windows
- LED lighting
- Second floor Utility Room
- Tons of storage!
  - Sellers added attic flooring to a large portion of the walk-in attic, along with built-in shelving.
  - Several large closets
  - Large built-in storage system in Garage
- No history of flooding; located wholly in the 500-year flood zone

*All information per sellers. Please independently verify.*

Margaret Vinson 713.806.2633

REALTOR® Associate [margaret.vinson@sothebys.realty](mailto:margaret.vinson@sothebys.realty)

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