



*Just
Listed*

**PETITE, QUIET STREET IN TIMBERGROVE
MANOR PRESENTS FRENCH-COUNTRY MOTIF**

French country-inspired finishes, accents, on-trend fixtures pair with rich, neutral palette in this three bedroom/three-and-a-half bath revelry. Open dining/living area with bay-window views of front/back lawns, ornate wood-carved fireplace focal point with marble hearth, built-in shelving alcoves.

6211 LINTON RD | HOUSTON, TX 77008

\$750,000



LYRICAL DESIGN ADDS WHIMSY, MAXIMIZES JOYFUL LIFESTYLE

In Timbergrove Manor, this red-brick treasure chest with peak-accented window bays blends fashion, function. Epicurean hub: terrific storage in shaker-front cabinets with soft close doors/drawers, reach-in pantry with antique gothic-style double doors; marble hexagon backsplash, gray Silestone counters, ceramic apron-front sink; butcher block island with five-burner gas Dacor cooktop, downdraft vent system; breakfast bar, bay-window eat-in alcove;

stainless appliances. Exceptional slim-cut patinaed brick floor in kitchen, main bath. Primary suite: windowed cupola for cozy nook/nursery; frameless glass-walled shower, hexagonal/large format marble tiles; freestanding tub; two entries to bath. Two secondary bedrooms meet Jack/Jill bath with marble top vanities, walk-in closets. Laundry room. Bonus haven for ensuite guest room/game den. Two fenced, turfed yards.

FLOOR PLAN

The thoughtfully-designed residence at 6277 Linton Road, boasts A FLOOR PLAN BUILT FOR COMMUNAL GATHERINGS that also has plenty of QUIET PLACES TO TUCK AWAY for private time.



FIRST FLOOR



SECOND FLOOR

Floor plan provided for marketing purposes only. Buyer should verify dimensions and details.

FEATURES AND UPGRADES

SIGNATURE FEATURES

Petite, Quiet Street Location in Choice Section of Timbergrove Manor

French Country-Inspired Finishes, Accents and on-Trend Fixtures, Paired With Neutral Palette

Charming, Custom Roman Shades and Draperies; Recessed LED Lighting and Ceiling Fans

Crown and Baseboard Molding With Additional Decorative Edging

Paneled White Cottage Doors With Oil Rubbed Bronze Hardware

Woods Floors in Living Areas and Bedrooms; High or Vaulted Ceilings

Expansive, Open Dining/Living Area With Bay Window Views of Front and Back Gardens

Electric Fireplace With Marble Surround, Wood Mantle; Framed by Built-in Shelving and Deep-Set Arched Display Nooks

Multiple Pre-Installed With TV-Friendly Electrical Plugs and Cording Pull-Through Set Ups

Integrated Surround Sound in Living/Dining Area, Kitchen

KITCHEN

Custom Slim-Cut Patinaed Brick Floor

Serene Marble Hexagon Backsplash With Gray Silestone Countertop

Apron-Front Ceramic Splint Sink With Disposal, Hand Sprayer, Extra-Tall Faucet and Window View to the Front Yard

Tremendous Storage Within Expansive White Shaker-Front Cabinets With Soft Close Doors and Drawers, Dual Waste Bin Pullout and Dark Hardware. Reach-in Pantry Fronted by Antique Gothic-Style Double Doors

Butcher Block Topped Island With Electrical Plugs and Five-Burner Dacor Gas Cooktop With Downdraft Vent System and Rounded Counter for Breakfast Bar at Opposite End

Stainless Steel Appliance Suite Also Includes GE Oven and Microwave, Frigidaire Gallery French Door Refrigerator With in-Door Dispenser, Bosch Dishwasher and Dual Zone Wine Chiller

In-Kitchen Breakfast Table Space With Bay Window

OWNERS' SUITE

Enormous Bedroom With Space for King-Sized Bed and Furniture Groupings. Adjoining Windowed Cupola With Drop Crystal Chandelier for Cozy Seating Arrangement, Nursery or Home Office

Custom Slim Cut Patinaed Brick Floor in Bathroom

Double Traditional Vanity Bureaus With Marble Countertops, Undermount Oval Sinks and Brushed Nickel Hardware Beneath Round Oil Rubbed Bronze Adjustable Wall Mirrors and Towel Rings, Medicine Cabinet

Frameless Glass Walled Shower With Hexagonal and Large Format Marble Floor and Surround Tile, Three Shower Heads

Deep, Corner Soaking Tub With a Handheld Sprayer and Filler Set Beneath Decorative Shell Chandelier and Within Brick Half-Wall Surround

Bountiful Walk-in Closet With Three Built-in Towers, Multiple Hang Spaces

Separate Water Closet

Two Entrances to Primary Bath From Bedroom and Through Laundry Room

SECONDARY BEDROOMS AND BATHS

Overlooking the Front or Back Yards, Two Secondary Bedrooms With Connecting Jack and Jill Bathroom Featuring Traditional

Marble Topped Vanities With Undermount Oval Sinks, Brushed Nickel Hardware and Adjustable Oil Rubbed Round Mirror. Individual Large Walk-in Closet With Hang Space and Built-in Shelving Entered From Each Vanity Space

Convenient Half Bath off the Living Room With Rustic, Wide Bead Board Wall Paneling and Decorative Floor Tile, Brushed Aluminum Light Fixture and Framed Mirror

Bonus Upper-Story Room for Ensuite Guest Room or Game Room, Designed To Mitigate Noise Transfer Below. Pedestal Sink and Scallop-Tiled Large Frameless Glass Shower Enclosure in Full Bath

EXTERIOR

Oversized Two Car Garage With Workshop Space in Windowed Corner

Red Brick Façade With Peak-Accented Window Bays

Inviting Front Yard With Mature Trees, Landscaped Beds and Wide Curved Driveway To Side-Load Two-Car Garage

Carriage Lantern Lighting at Garage, Natural Gas Lantern at Covered Porch Entryway

Large-Format Four-Light Front Door With Sidelights, Keyless Entry Pad

Two Fully Fenced Private Backyard Spaces With Synthetic Turf: One Perfect for Outdoor Grilling Space With Pavers, Sail Shade and Off-Kitchen Access; the Larger Lawn With Brazilian Hardwood Deck, Pecan/Magnolia/Oak Trees and Ample Room for Play Equipment

FOUNDATION MECHANICAL SYSTEMS & GENERAL

Two HVAC Systems Plus Additional Mini Split Unit To Serve Upstairs Family Room

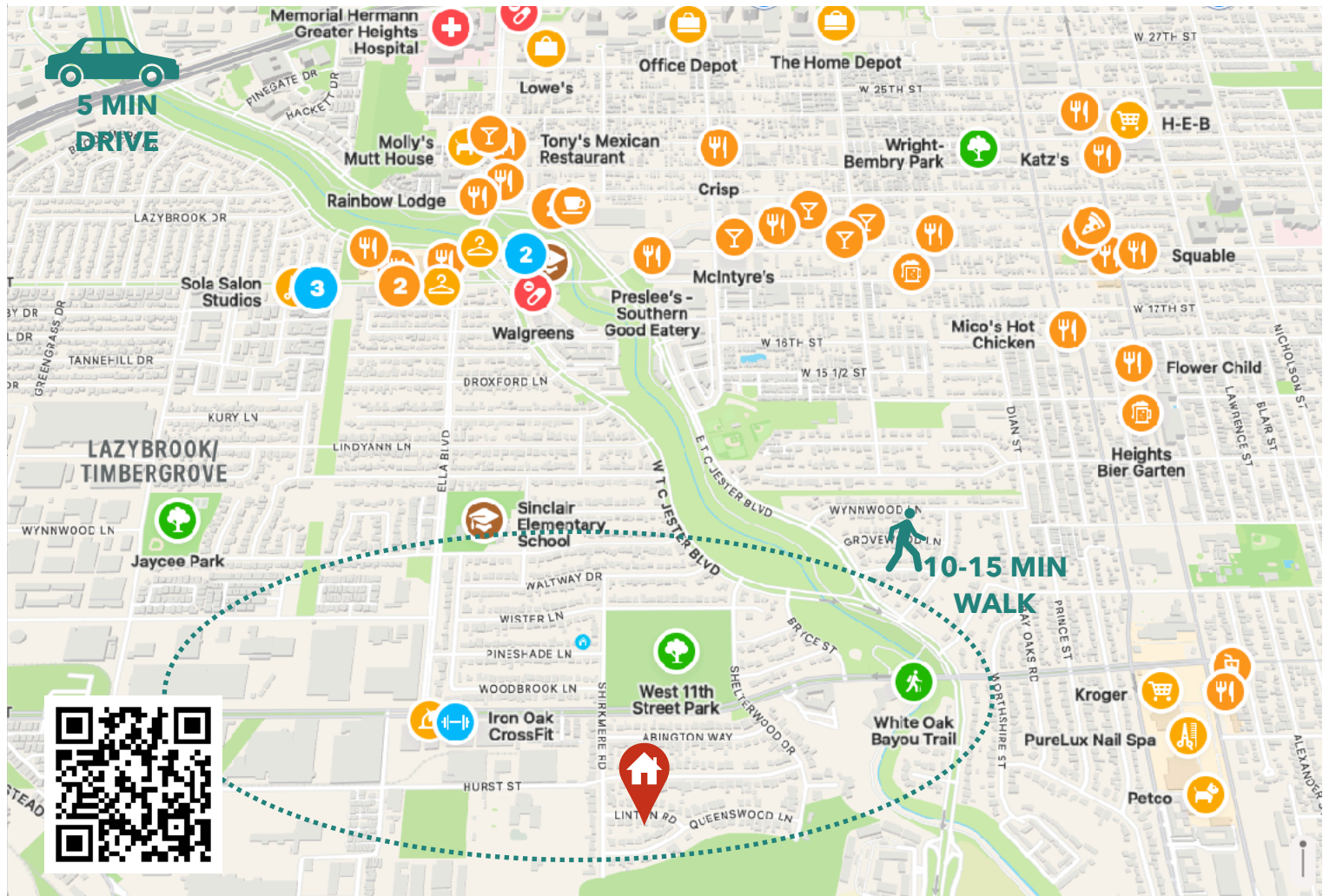
Security System

Brick Veneer With Composition Roof





NEIGHBORHOOD GUIDE



10-15 MIN WALK



10 MIN RIDE



5 MIN DRIVE

- | | | | | | |
|--|---|---|--|---|--|
|  | WEST 11TH STREET PARK
2600 W. 11th St |  | KROGER
1035 N. Shepherd Dr |  | H-E-B
2300 N. Shepherd Dr |
|  | CACTUS COVE
3333 W. 11th St |  | WALGREENS
1770 W. TC Jester Blvd |  | LOWE'S
1521 North Loop West |
|  | S HOME DECOR
2821 W. 11th St |  | HUGHIE'S
1802 W. 18th St |  | TEA & VICTORY
2030 E. TC Jester Blvd |
|  | JAYCEE PARK
1300 Seamist Dr |  | 24 HOUR FITNESS
1513 W. 18th St |  | RAINBOW LODGE
2011 Ella Blvd |
|  | SINCLAIR ELEMENTARY
6410 Groveswood Ln |  | PRESLEE'S SOUTHERN EATERY
1430 W. 19th St |  | VALU CLEANERS
1702 W. 18th ST |
|  | WHITE OAK BAYOU TRAIL
2001 W. 11th St |  | EUREKA HEIGHTS BREW CO
941 W. 18th St |  | NOURISH JUICE & COFFEE
2155 Durham Dr |

Features

3-4



3.5



2,745 SF



Lot Size	7,320 SF
Subdivision	Timbergrove Manor
Property Type	Single Family
Stories	1.5
Year Built	1992
Style	Traditional
Garage	Oversized 2-Car
Fireplace	Mock Electric
Construction	Brick/Wood
Heating	Central Gas
Cooling	Central Electric
Foundation	Slab
Artificial Turf	Side and Back Yards
School District	Houston ISD
Elementary	Sinclair
Middle	Black
High	Waltrip
Nearby Parks	Jaycee, West 11th St
Civic Club	Voluntary, \$30/Year
MLS Number	11865642



Jennifer Vickers is a relationship-centric Realtor® specializing in close-in residential properties. Recipient of the HAR Realtor of the Year and 20 Under 40 Rising Stars in Real Estate Awards, she has also been featured in Texas Monthly as a multiyear Five Star Real Estate Award Winning Professional. Her detail oriented approach has helped Jennifer become a Top Producer since entering the real estate business in 2014. Contact Vickers Properties Group to assist with buying a home, selling or leasing a property, or marketing your next development.

Certifications:

- Master Certified Negotiation Expert
- Graduate, Real Estate Institute



Jennifer Vickers

REALTOR®

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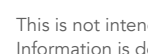
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This is not intended to solicit a currently listed home. Information is deemed reliable, but not guaranteed.