

# 2214 Fulham Court

## FEATURES & AMENITIES

### OVERALL AMENITIES

- NEVER FLOODED
- All bedrooms are upstairs with each having their own private en-suite bathroom
- Two sets of stairs
- Attached two car garage with alley access and plenty of street parking for guests
- New hot water heater (2018)
- 3 HVACs, New 3 ton 14 Seer HVAC for upstairs (2017) and 2 ton 14seer HVAC for secondary bedroom #2 (2017). Downstairs HVAC is 50gal. (installed 2014)
- Part of the charming Hammersmith Community with private pool, clubhouse and park for homeowners
- HOA includes community pool, grounds, common areas and trash. \$804/year
- Zoned to exemplary Briargrove Elementary
- Close to an array of grocery stores: Whole Foods, Trader Joes, Kroger and HEB
- Minutes from Galleria area and City Centre
- Easy access to major freeways: I-10, 6-10 & 59

### EXTERIOR

- Gorgeous curb appeal with a large mature tree and planter boxes
- Two lanterns flank the steps up to the door
- Double hardwood doors with glass beveled glass inlay details
- House is built around a charming courtyard with a cocktail pool with views from a majority of the home.
  - Cocktail pool is wired for a heater should you wish to add
  - Room for additional outdoor furniture
  - Wired for outdoor speakers
- Attached two car garage
  - New indoor/outdoor carpet recently installed
  - Storage closet
  - Washer/Dryer connections
  - Back alley access
  - Automatic garage door opener

### ENTRY

- High ceilings
- Open views through the home and out to the courtyard and inviting cocktail pool
- Parquet hardwood floors throughout entire first floor
- Views of the gorgeous curved staircase leading to the second floor
- Wall space to showcase art and/or to have entry furniture
- Recessed can lighting
- Double crown molding
- Two sconces

### DINING ROOM

- Open to kitchen & living room; ideal for entertaining
- Decorative light fixture
- Space for additional furniture such as a buffet table & to display artwork
- Double crown molding

### LIVING ROOM

- Open to the kitchen, dining area & wet bar
- Sunken living room
- High ceiling
- Gas log fireplace with tile surround and detailed millwork around mantle
- Built-in display shelves and cabinets flank either side of the fireplace
- Large built-in cabinets along the backside of the living room
- Recessed can lighting
- 6 large sliding glass windows open up to have indoor/outdoor living to outdoor courtyard space with cocktail pool
- Lots of natural light
- New electronic shades (2020)
- Access to back stairway
- Two large under stair walk-in closets
- Secondary closet by back entrance to attached garage
- Crown molding
- Wet bar with cabinetry, bar sink & ice maker

**COMPASS**

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## FEATURES & AMENITIES

### KITCHEN

- Large kitchen with tons of cabinets going all the way to the ceiling
- Open floorplan with the adjacent breakfast room, dining room and living room
- Two breakfast bars with room for barstools
- Double stainless steel KitchenAid electric ovens
- Stainless steel KitchenAid dishwasher
- Stainless steel Jenn-Air built-in microwave
- Stainless steel Thermador 5 burner gas cooktop
- KitchenAid wood paneled front french door refrigerator/freezer
- Hidden Jenn-Air warming drawer in one of the pull out drawers
- Stainless steel pot filler
- Double basin stainless steel sink with instant hot water
- Granite countertops
- Recessed can lighting
- Under cabinet lighting
- Two pendant lights over one of the breakfast bars
- Appliance garage
- Corner cabinet has lazy susan to easily access products

### BREAKFAST ROOM

- Adjacent and open to the kitchen
- Floor to ceiling windows let in tons of natural light
- Plantation shutters
- Built-in display shelves with storage cabinets
- Wood paneling along walls
- Recessed can lighting

### FULL GUEST BATH

- Located on first floor
- Large vanity with tons of storage and vanity knee space
- New faucet fixtures
- Two sconces

- Walk-in shower with bench
- Could also function as a pool bath

### PRIMARY BEDROOM

- Located on the second floor
- Currently being used as a study
- Spacious room with ample space for additional furniture
- Could function as a study or upstairs living room/gameroom.
- Gas log fireplace with tile surround and wood mantle
- Built-in shelves and cabinets flank either side of the fireplace
- Built-in bookshelves
- Large picture window overlooking the courtyard
- Window has electronic shade
- French doors open to balcony and overlooks the courtyard
- Art lights
- Recessed can lighting
- Double crown molding
- Plush carpet

### PRIMARY BATH

- Massive primary bath
- Two separate large walk-in closets with custom adjustable shelving, built-in dresser and hanging racks
- Three large full length mirrors
- Separate vanities with tons of cabinetry
- One vanity has sink and one has plumbing underneath to easily add additional sink
- Vanity knee space
- Recessed can lighting
- Steps lead up to a large sunken soaking tub
- Skylight over the soaking tub letting in natural light
- Separate water closet area
- Door opens to a secondary bedroom which can be easily closed off or kept open to easily access the secondary bedroom through the bathroom.

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## FEATURES & AMENITIES

### SECONDARY BEDROOM #1

- Located on the second floor
- Currently being used as the primary bedroom
- Spacious room with room for a sitting area
- Large window with drapes overlooking the front of the home
- Double crown molding
- Plush carpet
- Recessed can lighting
- Ceiling fan
- Double door linen closet
- Built-in cabinet with art niche
- Wired for ceiling speakers
- Access to primary bathroom (which can be easily closed off) as well as its own en-suite bathroom
- En-suite bathroom
  - Large vanity with cabinets and drawers underneath
  - Large mirrored medicine cabinet
  - Vanity lights
  - Recessed can lighting
  - Large walk-in shower with bench and two shower heads
  - Huge walk-in closet with adjustable shelving and lots of hanging space
- Vanity with cabinets underneath
- Recessed can lighting
- Built-in shelving
- Walk-in shower with additional handheld showerhead and bench

### SECONDARY BEDROOM #2

- Located on the second floor at the back of the house with its own back stairwell
- Has its own HVAC so it can be shut off or adjusted when needed
- Spacious room with room for a sitting area
- Light and bright room with tons of windows
- Three large sliding glass windows open to a balcony overlooking the courtyard.
- Walk-in closet with built-in shelves
- Double crown molding
- Plush carpet
- Recessed can lighting
- Ceiling fan
- Wired for ceiling speakers
- En-suite bathroom

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