

KEY FEATURES

INTERIOR FEATURES

- Geothermal heating and air conditioning system
- Commercial Grade TPO roof
- 2021 new tankless hot water heater
- 2021 new AC coils
- Smart Garage Door Opener and Smart lock on garage door
- Hands free kitchen faucet
- Waterfall kitchen island with breakfast bar seating
- Double Convection Self Cleaning Ovens with ball bearing racks
- Professional KitchenAid 6 burner gas cooktop
- Portable natural gas generator with transfer switch (Powers approx 85% of home)
- Smart light switches on first floor and primary bedroom
- Built in California Closets buffet, and entertainment cabinet
- Elevator with emergency battery backup
- Floating staircase
- Electric blackout shades with side tracks in primary
- Lighted Anti-Fog LED mirrors in primary bath
- Floating primary vanity with under-cabinet lighting
- Air Tub and oversized shower in primary bath
- Oversized primary closet with 2 built in chest of drawers, island, and lots of shelves
- Private balcony off primary bedroom
- Oversized media / game room with electric blackout shades and side tracks
- Balcony off media room with built in speakers
- Foam insulation
- Aging in place house: elevator and all openings can accommodate a wheelchair
- Built to withstand hurricane force winds. Exterior framing is 2" by 6" studs with hurricane strapping
- 4 exterior cameras with DVR recording
- Cat 5 wiring throughout home
- Sound insulation in floors

EXTERIOR FEATURES

- Front yard slate fountain with night lighting
- Smart Sprinkler System
- Electric awning on back patio
- Turfed Backyard with patio misting system, fountain, string lighting
- Bluetooth patio speakers
- Patio misting system
- Natural gas grill connection on patio

ABOUT THE NEIGHBORHOOD

- Pedestrian friendly community
- Zoned to St George Elementary School, Tanglewood Middle School and Wisdom High School
- Nearby private schools include: Episcopal High School, River Oaks Baptist School, The Fay School, St. Johns School
- Easy access to 610 and I-59 freeways
- Walking distance from The Galleria, Waterwall Park, and Grady Park
- Neighborhood favorites include: Papas Bros Steakhouse, El Patio, Nobu, Le Colonial and so much more!