

4004 Riley. Features List (All Per Seller)

Entry/Front hallway

- Exterior covered porch
- 1 x gas lantern
- Brick surround
- 1 x recessed light over front door
- Large wooden door
- Hardwood flooring
- Crown molding
- Drum, flush mount (2021)
- Stair way to 2nd floor

Study

- Located off main entrance hallway behind double glass doors
- Built in shelving and cabinets (4x cabinets/12x shelves)
- Hardwood flooring
- Mahogany wainscoting paneling
- Crown molding
- Recessed lighting
- 2x large windows to front of home
- Plantation shutters
- Outlet for a chandelier/fan

Dining Room

- Located off kitchen and front entry hallway
- 3 x large windows for ample natural light
- Chandelier over table space
- Hardwood flooring
- Crown molding
- Wainscoting
- 2x speakers in ceiling
- Plantation shutters

Butler Area

- Connects dining room to kitchen
- Built in storage (3x drawers, 3x glass display cabinets, 3x cabinets)
- Walk in pantry
- Quartz countertop
- Brushed nickle hardware

Powder Room

- Located off family room/entry hallway
- Tile flooring
- Black granite countertops
- Aged bronze faucet (dark brown/black)
- Wall mounted mirror
- Three-sconce lighting (2021)
- Crown molding

Kitchen

- Hardwood flooring
- "Calacatta Gold" white quartz countertops
- Electrical outlets under cabinets
- Stainless farmhouse sink and SS faucet with sink sprayer (2021)
- Garbage disposal
- Large island with space for barstools
- Thermador Refrigerator
- Thermador Professional dishwasher
- Thermador Professional SS oven
- 6x burner range and grilling plate above ovens with Thermador vent
- Wolf microwave
- Ample storage
- Recessed lighting
- 2x pendant lights over island
- Brushed nickle cabinet hardware

- Open to breakfast area
- Door to Porte Cochere
- Crown molding
- Blinds

Breakfast Area – Back of house

- 2x large glass doors that open to back patio
- Blinds
- Hardwood flooring
- Open to family room and kitchen
- Crown molding
- Easily fits a table for 6
- Blinds

Mudroom

- Connects breakfast area to garage
- Recessed lighting
- Built in shelving and cubbies
- Crown molding

Family Room/Living Room – Back of house

- 2 x double glass doors overlooking patio and side yard
- Gas fireplace w/ cement surround
- Built in display shelving (15x shelves, 2x cabinets)
- Hardwood flooring
- Crown molding
- Recessed lighting
- Outlet for ceiling fab/chandelier/pendant
- 4x speakers in ceiling
- Large understairs closet with built-in shelving (3x)
- Blinds

Upstairs Game/TV Room

- Hardwood flooring
- Recessed lighting
- Outlet for ceiling fan
- Tray ceiling

- Built-in shelving and cabinetry (7x shelves, 6x cabinets), with space for a TV
- 3x windows overlooking backyard
- 1x window at top of stairs
- Plantation shutters

Primary Bedroom

- Double doors to enter bedroom
- 2x windows for lots of natural light
- Plantation shutters
- Hardwood flooring
- Access to master bath
- Crown molding
- Recessed lighting
- Ceiling fan
- Space for a TV
- Tray ceiling

Primary Bathroom

- 2x sinks in separate areas
- Granite countertops
- Wood cabinetry (painted white with SS fixtures) (6x cabinets, 8x drawers)
- Glass display shelves)
- Separate glass-enclosed shower with two shower heads
- Tub with tile surround
- Tile flooring
- 2x large vanity mirrors
- Three-sconce lighting on each mirror (2021)
- Brushed nickle faucets
- Separate toilet area

Primary Closet

- Access to huge primary closet from primary bedroom
- Plenty hanging space for long and short clothing
- Vanity desk with lighting
- Built-in shelving, cubbies, and drawers
- Hardwood flooring in closet
- Windows for natural light

Utility Room

- Tile flooring
- Washer/dryer connections
- Soaking sink with SS faucets
- Wood cabinetry (painted white, 8x cabinets, 3x drawers, hanging rail)
- Linen closet across the hallway with built in shelving (4x shelves)

Bedroom Two – first room on the left

- 2x large windows to front of home
- Walk-in closet w/ built in shelves and hanging rails
- Ceiling fan with light fixture
- Built-in desk area with shelving, cabinets, and cubbies
- Hardwood flooring
- Crown molding
- Plantation shutters
- Access to jack and jill bathroom
- Access to hallway and to bedroom 3

Bedroom Three – 2nd room on the left

- 2x large windows to front of home
- Walk-in closet w/ built in shelves and hanging rails
- Ceiling fan with light fixture
- Built-in desk area with shelving, cabinets, and cubbies
- Full length mirror
- Hardwood flooring
- Crown molding
- Plantation shutters
- Access to jack and jill bathroom
- Access to hallway and to bedroom 3

Bathroom for Bedroom Two and Three

- 2x sinks, SS fixtures
- Wall mounted mirrors
- Wood cabinetry (4x cabinets / 7x drawers each)

- Tub with shower in central area
- Shared toilet in central area
- Tile flooring
- 1x window with plantation shutters

Bedroom Four

- 2x windows with plantation shutters
- Crown molding
- Fan with light fixture
- Hardwood flooring
- Access to own bathroom
- Plantation shutters
- Closet space

Bathroom for Bedroom Four

- Single sink
- Wall mounted mirror
- Wood cabinetry (painted white) (4x cabinets / 7x drawers)
- Tub with shower
- Tile flooring
- SS fixtures
- Recessed lighting
- 1x window with plantation shutters

Garage

- Easily fits two cars
- Protective rubber mats on floor
- 2x windows for natural light
- 11x large cabinets
- Built in workspace
- Customizable-garage storage wall
- Porte Cochere with cedar plank ceiling and parking for 2 extra cars
- Driveway with parking for 5 extra cars

Outdoors

- Covered tile patio to the side of house
- Uncovered kitchen patio to back of house
- Plenty room for a table and chairs
- Grass area to side of house
- Play house

Utility Bills (Per Seller)

- Gas \$35-\$40 per month
- Water/Sewer and Trash is through West U and runs around \$200 a month
- Electricity is \$300-\$400 a month in the summer, \$150-\$300 other months
- Flood Insurance: \$572 per annum (See Flood Declarations page)

Interesting Facts

- 7897sf corner lot (Per HCAD)
- Square footage of house is 3836sf per floorplan done by Floor Plan Graphics in Dec 2021
- Zoned to West University Elementary (pls independently verify zoning and grade space)
- Easy access to Texas Medical Center, Galleria and Downtown. Reverse commute to Energy Corridor
- Access 610 via Holcombe/Bellaire Blvd or Bissonet and avoid the 59/610 interchange
- 500 year flood zone. Did not flood during Harvey. Per seller water barely came above the curb during Harvey as that part of the street is high and it slopes away from the house on both sides so water runs away from there.
- Sellers had roof checked by Trinity Roofing after storms and they deemed it in great condition. Do not have this in writing.
- Water heaters are new (2020/2021). Per Seller
- Walk to Whole Foods for groceries, coffee and breakfast!
- Walk to West U Recreation Center and Pool
- Walk to Colonial Park and Pool
- Served by the West U Police and Fire Department



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Fiona Gilmour. 1/8/2022