



1226 Gardenia

Wow! You'll absolutely LOVE this stunning custom build in coveted Section One of Oak Forest!

This gem, uncommon for the area, offers over 3100 square feet of elegance w its high-end fixtures and features. Cozy up to the fireplace while entertaining in this modern, open floorplan with a two story living room adjacent to a gourmet kitchen with island seating that leads to a spacious backyard with a covered Cathedral veranda and built-in gas fire pit. The first floor features a sprawling kitchen with SS appliances and quartz counters, a bedroom/office, dining room, half bath, picture perfect mudroom, and ensuite primary with double closets, a supersized seamless shower with double showerheads, and garden tub. The second floor features three more large bedrooms, two full baths, and a gameroom. 1226 Gardenia is two blocks away and zoned to highly acclaimed Oak Forest Elementary and Black Middle School and close to a plethora of neighborhood hotspots and major thoroughfares 610, I10, I45, and 290. Mechanical updates include: underslab plumbing replaced, sprinkler and mosquito misting system, French drains, and Cat 5 and fiber optic wiring.

5 beds

3.5 baths

Flex Room

3,151 Square feet

7,200 Square foot lot

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FEATURES



This picture perfect custom home features 5 beds, 3.5 baths, a solid wood front door and oversized garage door, indestructible hardiplank and brick exterior, an extra wide driveway, and mature landscaping.

At the front of the home is a bedroom/office and spacious dining room. Both feature custom millwork around the windows and doors, and custom wooden shutters. The stately dining room has exquisite lighting and gorgeous millwork on the walls.

The kitchen features a butler's pantry with a built-in china cabinet, walk-in pantry, beautiful subway tile, ample custom cabinetry, loads of counter space AND an eat-in island adorned with quartz countertops, a gorgeous, porcelain, farmhouse sink, SS appliances, gas cooktop, double ovens, wood floors, and recessed lighting.

The two story living room is just perfect with custom built-ins, a gas fireplace, wood floors, and high end fixture. No carpet on the first floor!

The huge primary is a great place to unwind after a long day. It is adorned with a tray ceiling, recessed lighting, and wood floors. The ensuite bath has double sinks with vanity area, quartz counters, a seamless walk-in shower with two shower heads, a garden tub, crown molding, recessed lighting, double closets, one of which is extra large with custom built-ins.

This upstairs landing area is perfect as a gameroom, office, or workout space.

There are three bedrooms on the second floor. The first one offers lush carpet, recessed lights, an energy efficient ceiling fan, custom wooden shutters, and a large closet.

The 2nd of the upstairs bedrooms features recessed lighting, an energy efficient ceiling fan, lush carpeting, and a large walk-in closet with custom built-ins.

The 3rd of the upstairs bedrooms offers the same recessed lighting, energy efficient ceiling fan, and lush carpeting, but it ALSO has a convenient alcove, perfect for a play area or desk, as well as two walk-in closets, one with custom built-ins.

There are two full baths on the second floor, each on different sides of the home. They both have to the ceiling subway tile, quartz counters, and high-end fixtures and features.

Convenient utility and mudroom located right off the garage, with custom, built-in bench and storage areas. Home is also equipped with tankless water heater.

The large backyard features a covered Cathedral style veranda and yard with mature landscaping, outdoor shower and plenty of room for a pool or playset.

Also included are sprinkler and mosquito misting systems and french/box drains with oversized pipes that lead to the street.

Zoned to Oak Forest Elementary and Black Middle School and a short distance to many Oak Forest hotspots, 610, I10, I45, and 290.

