

1814 STACY FALLS, HOUSTON, TX 77008



**METICULOUSLY MAINTAINED, FREE STANDING HOME WITH
3 BALCONIES OVERLOOKING LITTLE THICKET PARK**



CALL [VINCENT BIONDILLO](tel:713-449-2416) TODAY FOR MORE INFORMATION AT 713-449-2416
OR EMAIL HIM AT VINCENT@NORHILLREALTY.COM

SPEC SHEET FOR 1524 TULANE

Meticulously maintained, free-standing home with 3 balconies and a backyard overlooking Little Thicket Park. Home includes a rare 3 car garage with additional parking, built-in storage, and an epoxy floor. The large kitchen opens to an additional breakfast area and one of the balconies. You will love the kitchen's generous counter space, storage, double oven, and separate wet bar. The dining space opens to the living room and features wood floors, recessed ceiling, and great built-ins. The living space also opens to a balcony that is perfect for outdoor TV watching. The primary bedroom suite features an updated primary bathroom with a large shower, double sink vanity, and a walk-in closet. Besides the 3 great balconies, enjoy the outdoors in your fenced back yard, community dog park, or the hike and bike trail just steps away from this community.

BEDROOMS: 3 – **BATH(S):** 3.5 – **BUILDING SIZE:** 3425 SF – **GARAGE:** 3 CARS

LIVING AREAS & BEDROOMS

- BUILT-IN BOOKCASES AND STORAGE
- WOOD FLOORS
- RECESSED CEILINGS
- 2 GUEST BEDROOMS
- ADDITIONAL PRIVATE STUDY

KITCHEN

- BREAKFAST BAR
- BREAKFAST ROOM
- DOUBLE OVENS
- GAS STOVE TOP (updated 2021)
- GRANITE COUNTERTOPS
- WET BAR
- STAINLESS STEEL APPLIANCES
- WALK-IN PANTRY

PRIMARY SUITE

- LARGE WALK-IN SHOWER
- DOUBLE VANITY
- WOOD FLOORS
- WALK-IN CLOSET

OUTDOORS & EXTERIOR

- 3 BALCONIES, INCLUDING A BALCONY OFF THE LIVING ROOM, A BALCONY OFF THE KITCHEN, AND A BALCONY OFF THE PRIMARY BEDROOM.
- FULLY FENCED BACKYARD WITH BUILT-IN FOUNTAIN.
- DRIVEWAY PARKING
- ROOF (updated 2021)
- EXTERIOR PAINT (updated 2021)

GARAGE

- 3 CAR GARAGE
- EPOXY FLOOR THROUGHOUT GARAGE
- BUILT-IN STORAGE AND WORKBENCH.

COMMUNITY & LOCATION

- CONTROLLED ACCESS VIA AUTOMATIC GATE
- LARGE COMMUNITY DOG PARK
- COMMUNITY IS ACROSS THE STREET FROM WHITE OAK HIKE & BIKE TRAIL
- WALKABLE TO RETAIL AND RESTAURANTS
- LOCATED NEXT TO LITTLE THICKET PARK
- ZONED TO SOUGHT AFTER SINCLAIR ELEMENTARY

***Please independently verify measurements and other listing information contained within this flyer.*



INTERESTED IN A SHOWING?
CONTACT VINCENT TODAY
FOR MORE INFORMATION.

VINCENT BIONDILLO
713-449-2416 (m)





The chef in your family is going to love this gorgeous center island kitchen, which includes tons of cabinetry, granite counter-tops, double oven, and a large pantry.



The dining area is located just off the main living area. This space is also located off one of the 3 balconies. Providing a great space for entertaining and family dinners.



What a wonderful space to start your day. This breakfast room is located just off the kitchen and offers scenic views of Little Thicket Park. This space also includes a wet bar.



Take your next Zoom meeting in this private study. Located on the ground floor, this study, offers a great space for those who work from home and need a private space for work.



This balcony is located just off the main living area and provides a great space to relax and watch TV in the afternoon or weekends. It also overlooks Little Thicket Park.



Besides the 3 balconies, you also have this great backyard space. It is a great area to relax on the weekends or the afternoon. It is also a great space to let the dog to run around.



Home includes a rare 3 car garage, built-in storage, an epoxy floor, and additional driveway parking.



If your dog likes to stretch its legs, this community also features a fully fenced dog park with lots of shade.