

2810 Stanton Street

RARE 4 Beds | 3 Baths
2,165 Sq. Ft. | Lot: 8,720 Sq. Ft.

KEY FEATURES:

- Extensive upgrades & improvements totaling ~\$200,000
- Rare 4 bedroom / 3 full baths
- Primary Suite & Mud/Laundry Room (2015): ~\$123,000
- On-trend Kitchen with high-end appliances
- On-trend bathrooms
- Oversized backyard with turf & a 24-ft covered patio
- Wood floors throughout
- Updated windows throughout

LOCATION, LOCATION, LOCATION!

- Close proximity & fantastic walkability:
 - Several parks: Longfellow Park, Karl Young Park, Huckleberry Park, Helen's Park, Evelyn's Park, "Horse Park" and Brays Hike & Bike Trail
 - YMCA, McGovern neighborhood library and numerous restaurants, shops, fitness & more!
 - Zoned to Longfellow Elementary, Pershing Middle & Bellaire High
- Easy commute to Texas Medical Center, Rice University, Downtown, The Galleria & Greenway Plaza & Bellaire High

Kitchen:

- High-end appliances (~\$22,000):
 - Wolf cooktop – 4-burner with center griddle
 - Zephyr Tornado II vent hood
 - Sub-Zero refrigerator / freezer with ice maker and water dispenser
 - Bosch microwave & convention oven
 - Bosch oven
 - Bosch, ultra-quiet dishwasher
- Quartz countertops
- Site-built custom wood cabinets
- Soft-close drawers and cabinets
- Built-in trash drawer
- Under-cabinet lighting
- Extensive highly functional storage:
 - Pull out drawers in cabinets for ease of access
 - Pantry has top storage shelving and bottom drawer storage for ease of access.
- Island with Alder Wood Butcher Block counter and storage cabinets on both sides

Primary Suite:

- Wood floors
- Walk in closet with 2 sets of built-in cabinets
- 9'-0" coffered ceiling
- Spacious bath with travertine flooring
- Double sinks on opposite walls
- Walk-in shower with bench & 2 shower heads

Secondary Bedroom with En-Suite Bath:

- Beautiful on-trend bathroom
 - Onsite-built custom cabinets
 - Quartz counters
 - Hexagon tile on floor
 - Subway tile bath surround
- Wood floors
- Large built-in wardrobe-style closet with custom drawers, cabinets, shelving and hanging rods.
- Designer paint colors

Secondary Bath 1:

- Onsite-built custom cabinets
- Quartz counters
- Hexagon tile on floor
- Subway tile bath surround

Backyard (~\$15,000):

- Spacious turfed yard
- 24x13 covered patio with large, on-trend fan & LED lights
- Magnificent trees, perfect for a tree swing
- French drains

All information per sellers. Please independently verify.

cont'd on back

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Other Features:

- Mudroom with bench & cubbies attached to Laundry Room with sink & built-in cabinets
- Designer light fixtures
- Wonderfully functional up/down shades in the Family Room
- Garage with epoxy floors & tons of built-in storage
- Recent driveway
- Extensive storage throughout:
 - o Tons of highly functional Kitchen cabinets
 - o Built-ins in most rooms
 - o Mudroom
 - o Audio/Visual closet for central A/V distribution
 - o Above average storage in garage including cut out for extra refrigerator/freezer

Plumbing Updates:

- PEX supply pipes
- Waste pipes from house to main connection updated
- Recently replaced faucets throughout
- Hot water heater replaced in 2018
- Natural gas main line replaced in 2021

Electrical Updates:

- Wiring updated
- Electrical panel replaced and upgraded (2015)
- LED lights
- Fiber Optic Service available (currently wired)

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