

4122 Bellefontaine Street

5/6 Beds | 4.5 Baths
5,254 Sq. Ft. | Lot: 9,450 Sq. Ft. | 2001

KEY FEATURES:

- Recent updates throughout
- Brilliant natural light streams into each room of the home
- Flexibility for Quarters, Fitness, Home Office(s) & more
- Large lot delivers expansive backyard w/ room for a pool
- 3-car Garage
- Beautiful timeless millwork
- Move-in-Ready with refinished wood floors & full house paint (2022)
- Recent roof (December 2020)

LOCATION, LOCATION, LOCATION!

- Close proximity & fantastic walkability: Close proximity & fantastic walkability:
 - Several parks: 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 Mark Twain Elementary, Pershing Middle & Bellaire High
- Easy commute to Texas Medical Center, Rice University, Downtown, The Galleria & Greenway Plaza

Living Room:

- Endless possibilities – perfect for a Living Room, Playroom or additional Home Office
- Built-in mail slot
- Large windows with plantation shutters

Study:

- Glass French doors
- Large windows with plantation shutters
- Hardwood floors
- Elegant stained-wood crown molding

Family Room:

- Sizable and open Family Room with hardwood floors
- Built-in cabinets & display shelves
- Gas log fireplace with porcelain surround & painted wood mantle
- On-trend brass light fixture
- Gorgeous wall of windows supplying brilliant natural light & beautiful views of the Backyard

Dining Room & Butler's Pantry:

- Beautiful, on-trend brass light fixture
- Bay windows and a wall of windows with plantation shutters
- Hardwood floors
- Butler's Pantry –
 - Quartz counters
 - Under cabinet lighting
 - Glass-front display cabinets
 - Conveniently situated between Kitchen and Dining Room

Wet Bar:

- Built-in cabinets and drawers
- Sink
- Open to the Family Room, perfect for entertaining friends and family

Kitchen:

- Beautifully updated and on-trend
- Quartz countertops and subway tile backsplash
- Stainless steel appliances:
 - New GE double ovens (2022)
 - New built-in microwave (2022)
 - Refrigerator
 - Dishwasher
 - Gas cooktop
- Island with beautiful brass pendants above
- Recent stainless sink with on-trend faucet
- Raised Breakfast Bar
- Substantial cabinet storage, drawer storage & counter space
- Under-cabinet lighting
- Hardwood floors
- Enormous walk-in Pantry
- Open to the Family Room and Breakfast Room

Breakfast Room:

- Large, spacious & perfect for a table of any shape
- Beautiful, on-trend brass light fixture
- Large windows supplying brilliant natural light and wonderful views of the backyard
- Built-in desk and display shelves
- Hardwood floors

All information per sellers. Please independently verify.

cont'd on back

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2nd Floor Office / Reading Nook:

- Built-in desk, cabinetry & shelves
- Glass French doors
- Hardwood floors
- Large window
- Perfect as Office, Homework Room or Reading Nook

Owners' Retreat

- Oversized, allowing enough space for a seating area
- High ceilings
- Designer light fixture
- Large windows overlooking the expansive backyard
- Two closets, one is large walk-in closet with built-in shoe cubbies, drawers and shelves
- Owners' Bathroom:
 - Built-in linen cabinets
 - Two separate vanities with large mirrors
 - Beautiful on-trend brass light and plumbing fixtures
 - Soaking tub & separate walk-in shower with frameless shower glass
 - Built-in make-up vanity
 - Large windows, supplying tons of natural light

Secondary Bedrooms & Bathrooms:

- Three or Four 2nd floor Secondary Bedrooms with large, walk-in closets
- Two Secondary Bathrooms with built-in linen cabinetry (one of which is a Hollywood Bath with 2 separate vanities)

Game Room:

- Located on the 3rd floor, providing separation from all bedrooms
- Recent carpet
- Large windows
- Storage closet
- Walk-in attic access

Quarters / Flex Rooms (Two Rooms & Full Bath):

- Located on the 2nd floor, above the Garage and accessible from the back, private staircase and through Primary Bedroom Closet
- Bedroom + Flex Room, supplying endless possibilities!
 - Quarters
 - Guest Suite
 - 2nd Home Office
 - Game/Media Room
 - Fitness Room
 - Physician "On-Call" Room – The sellers, both doctors, would have the spouse who was on-call (or working nights) sleep in this room. With direct access to Primary Bath and closet, the other spouse was left undisturbed.

Functional/Utilitarian Features:

- 1st floor Half-Bath –
 - On-trend brass light fixture
 - Brass mirror and plumbing fixture
 - Pedestal vanity
 - Built-in storage cabinet
- Mudroom –
 - Bench
 - Built-in cabinets
 - Drop zone
 - Storage closet with hooks
 - Accessible from the garage and driveway
- 2nd floor Utility Room featuring –
 - Sink
 - Clothes hanging rod
 - Tons of built-in cabinetry
 - Built-in ironing board
- LED lights throughout
- Crown molding throughout
- Tons of storage throughout!

Outdoor:

- Large Backyard –
 - Covered patio with ceiling fan & LED lights
 - Plenty of space for play and pool
 - Vegetable garden
 - Recent, beautiful, lush landscaping
 - Recent fence
 - Gated dog run
- Oversized Garage –
 - 3-car capacity
 - Tons of built-in storage cabinets
 - Attached porte-cochere
- Driveway gate
- Beautiful front yard with recent landscaping and mature trees
- All brick (no stucco)
- Sprinkler system
- Mosquito system

All information per sellers. Please independently verify.

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