

# 4039 Blue Bonnet Blvd.

4 Beds | 3.5 Baths  
3,678 Sq. Ft. | Lot: 8,112 Sq. Ft. | 2000

## KEY FEATURES:

- Large lot delivering an expansive backyard with pool and tons of green space for play
- Recent roof (2021)
- Refinished wood floors (2022)
- All interior walls painted (2020) & new carpet (2020)
- Recent fence (2021)
- Spectacular natural light
- Open floor plan downstairs
- Enclosed game room for fantastic noise mitigation

## LOCATION, LOCATION, LOCATION!

- 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

## Study:

- Glass French doors
- Large windows
- Hardwood floors
- Built-in shelves on all sides
- Wine refrigerator

## Family Room:

- Sizable and open with hardwood floors
- Fireplace with stone surround
- Gorgeous wall of windows supplying brilliant natural light & beautiful views of the Backyard

## Dining Room & Butler's Pantry:

- Hardwood floors
- Butler's Pantry:
  - Under cabinet lighting
  - Glass-front display cabinets
  - Conveniently situated between Kitchen and Dining Room

## Kitchen:

- Stainless steel appliances:
  - Thermador gas cooktop
  - Built-in microwave
  - Refrigerator
  - Wall oven
- Raised Breakfast Bar
- Substantial cabinet storage, drawer storage & counter space
- Under-cabinet lighting
- Walk-in Pantry
- Open to the Family Room and Breakfast Room

## Breakfast Room:

- Large, spacious & perfect for a table of any shape
- Large windows supplying brilliant natural light and wonderful views of the backyard
- Built-in serving bar and cabinets

## Sunroom / Flex Room

- Adjacent to the Kitchen & perfect as light-filled sitting area or playroom

## Owners' Retreat

- Oversized, allowing enough space for a seating area
- Large windows overlooking the expansive backyard
- Hardwood floors
- Two walk-in closets
- Owners' Bathroom:
  - Two separate vanities with large mirrors
  - Soaking tub & separate walk-in shower with frameless shower glass
  - Large windows, supplying tons of natural light

## Secondary Bedrooms & Bathrooms:

- Three 2nd floor Secondary Bedrooms with spacious closets
- Two Secondary Bathrooms with tub/shower

## Game Room:

- Hardwood floors
- Large windows with window seat
- Raised ceiling detail
- Wall of built-in shelves and cabinets
- Enclosed with wood & glass sliding door

## Functional/Utilitarian Features:

- 1st floor Half-Bath
- 2nd floor Utility Room
- LED lights throughout
- Tons of storage throughout
- Recent carpet (2020)
- Recent garage door motor (2021)

## Outdoor:

- Large Backyard:
  - Tons of green space
  - Pool with water feature
  - Gardening space
- Covered patio with ceiling fan
- Recent fence on all sides (2021)
- Recent pool motor (2021)
- Recent pool vacuum motor (2021)

*All information per sellers. Please independently verify.*

Margaret Vinson 713.806.2633

REALTOR® Associate margaret.vinson@sothebys.realty

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