



# 1431 Martin

Wow! You'll absolutely LOVE this stunning 2015 City Cottage build in Section 9 of Oak Forest! This gem, uncommon for the area, offers almost 3,000 square feet of elegance with its high-end fixtures and features. This open floorplan is an entertainer's dream with the living room that is adjacent to a large dining room and sprawling, gourmet kitchen with island seating. Double french doors in the living room lead to a spacious backyard with a covered veranda and built-in gas fire pit. This floorplan is unique to the area in that it features the ensuite primary bedroom, two secondary bedrooms, an office/fifth bedroom, a full and half bath, and large open concept entertaining on the first floor. The second floor features a large game room with tray ceilings, a full bath, and bedroom with HUGE walk-in closet. High-end features include: custom built-ins, granite countertops, stainless steel appliances, a well-appointed ensuite in the primary bedroom with garden tub and seamless shower, recessed lighting, custom window coverings, high-end hardware and fixtures, and much more! 1431 Martin is zoned to highly acclaimed Oak Forest Elementary and Black Middle School and close to loads of GOOF hotspots and major thoroughfares 610, I10, I45, and 290.

4/5 beds

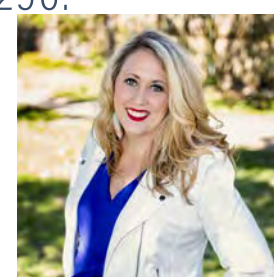
3.5 baths

Flex Room

2,947 Square feet

6,873 Square foot lot

MLS# 22567612



[ginny@ledwellrealty.com](mailto:ginny@ledwellrealty.com)

[www.ledwellrealty.com](http://www.ledwellrealty.com)

281-635-7181



# FEATURES



This picture-perfect City Cottage home features 4 beds, 3.5 baths, a dedicated office that could easily transition to a 5th bedroom, large game room upstairs, solid wood front door, and oversized garage with extra-wide driveway, mature landscaping, and indestructible Hardiplank.

Upon entry to the right is the office (or 5th bedroom) with the living room, dining room, and gourmet kitchen straight ahead. All feature crown molding, recessed lighting, wood floors, pocket doors, and custom wooden shutters.



The kitchen features beautiful subway tile, ample custom cabinetry, loads of counter space, AND an eat-in island adorned with granite countertops, a pantry, wine fridge, SS appliances, gas range, wood floors, and recessed lighting.

The open living room is just perfect with custom built-ins, tray ceiling, crown molding, wood floors, and loads of natural light from the double french doors that lead to the backyard.

No carpet in this home!!!

The huge primary is the perfect place to unwind after a long day. It is adorned with a tray ceiling, recessed lighting, wood floors, and large walk-in closet. The ensuite bath has double sinks, granite counters, a seamless walk-in shower, a garden tub, crown molding, recessed lighting, and linen closet.



There are two more bedrooms and a full bath on the first floor at the front of the home. The first one offers wood floors, custom built-ins, crown molding, an energy-efficient ceiling fan, custom wooden shutters, and a large closet. The second features wood floors, crown molding, an energy-efficient ceiling fan, custom black-out shades, and large dual closets.

The upstairs flex space is perfect as a game room, second office, workout space, or a second living room for multigenerational living.

The 4th bedroom, upstairs, features custom wooden shutters, an energy-efficient ceiling fan, wood floors, and a large walk-in closet with custom built-ins.

The full bath on the second floor has to the ceiling subway tile, granite countertops, and double sinks.

The convenient utility room and half bath are located right off the garage on the first floor.

The backyard features a covered veranda and yard with mature landscaping and a pathway to a gas fire pit for enjoying the Houston nights.

Zoned to Oak Forest Elementary and Black Middle School and a short distance to many Oak Forest hotspots and major thoroughfares 610, 110, 145, and 290.

