

# 3026 Glen Haven Blvd.

4/5 Beds | 3.5 Baths  
4,582 Sq. Ft. | Lot: 7,821 Sq. Ft. | 2015

## KEY FEATURES:

- Designed by Rice Residential Design
- Built by premium builder – Classic American Homes
- On-trend kitchen with Thermador appliances
- On-trend bathrooms with marble counters
- Designer light fixtures throughout
- Majestic Live Oak trees
- 11' ceilings down and 10' ceilings up
- Wood floors throughout

## 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 & Lamar High
- Easy commute to Texas Medical Center, Rice University, Downtown, The Galleria & Greenway Plaza

## Study:

- Wall of built-in shelves for books and display
- Built-in desk & cabinetry
- Glass French doors
- Large windows
- Wood floors
- Beautiful wainscoting

## Dining Room/Formal Living Room:

- Large windows with window seat
- Wood floors
- Beautiful wainscoting
- Raised ceiling detail
- Accent picture lighting

## Family Room:

- Sizable and open Family Room with wood floors
- Beautiful cabinets with display shelves
- Gas or wood burning fireplace with marble surround/hearth & painted wood mantle
- On-trend ceiling fan
- High ceilings with wood beam ceiling detail
- Gorgeous wall of windows supplying brilliant natural light & beautiful views of the Backyard

## Wet Bar/Coffee Bar:

- Tons of built-in cabinets and drawers, including glass-front display cabinets with under-cabinet lighting
- Sink
- Ice maker
- Wine fridge
- Wine storage
- Gorgeous leathered marble countertops with serving shelf
- Open to the wide Entry, perfect for entertaining friends and family

## Kitchen:

- Light, airy and beautifully on-trend
- Marble countertops
- Subway tile backsplash
- High-end stainless-steel appliances:
  - Thermador refrigerator & freezer
  - Thermador double wall ovens
  - Thermador microwave
  - Thermador gas cooktop
  - Thermador dishwasher
  - Thermador vent hood
- Oversized island with leathered granite counter, storage on both sides & large, beautiful pendants above
- Breakfast Bar
- 2 sinks with Brizo plumbing fixtures & disposals (large Kohler apron-front sink & second prep-sink)
- Substantial cabinet storage, drawer storage & counter space
- Custom -built, high quality inset cabinetry
- Trash drawer
- Under-cabinet lighting
- Wood floors
- Large walk-in Pantry
- Open to the Breakfast Room and Family Room

## Breakfast Room:

- Large, spacious & perfect for a table of any shape
- Beautiful, on-trend light fixture
- Large windows supplying brilliant natural light and wonderful views of the back patio & yard
- Conveniently situated between the Kitchen & Family Room
- Wood floors

*All information per sellers. Please independently verify.*

*cont'd on back*

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**Office/Reading Nook:**

- Built-in desk
- Marble counters & wood floors
- Tons of built-in cabinetry
- Large window
- Perfect as Office, Homework Room or Reading Nook
- Nicely tucked away behind the Kitchen

**1st floor Half-Bath:**

- Beautiful mirror, light fixture & plumbing fixtures
- Marble countertop & flooring
- Built-in storage cabinet & built-in above-toilet storage cabinet

**Owners' Retreat**

- Oversized, allowing enough space for a seating area
- High ceilings with raised detail
- Designer light fixture
- Wood floors
- Large windows overlooking beautiful mature trees
- Large walk-in closet with built-in shoe cubbies, drawers and shelves
- Owners' Bathroom:
  - Built-in linen cabinets
  - Marble tile flooring + countertops
  - Two separate vanities with large mirrors
  - Beautiful chandelier and plumbing fixtures
  - Soaking tub
  - Separate walk-in shower with bench, 2 shower heads & hand-held shower wand
  - Built-in make-up vanity
  - Large window, supplying tons of natural light
  - Enclosed toilet room with marble tile flooring & built-in above-toilet storage cabinet

**Secondary Bedrooms & Bathrooms:**

- Three large 2nd floor Secondary Bedrooms with wood floors, large windows & spacious walk-in closets
- One Secondary Bedroom features an en-suite bathroom with marble countertops, large mirror, on-trend tile flooring, tub/shower combo with subway tile surround & lots of built-in storage
- The second Secondary Bathroom is a Hollywood Bath with 2 separate marble vanities

**Game Room:**

- Spacious with raised ceiling detail & modern light fixture
- 5 ceiling speakers
- Wood floors
- Large windows with window coverings
- Spacious storage closet with built-in shelving
- Flexible as a 5th Bedroom

**Mudroom:**

- Bench with electrical outlet
- Built-in cabinets & drawers
- Accessible from the garage

**Utility Room:**

- Sink
- Clothes hanging rod
- Tons of built-in cabinetry & shelving
- Conveniently situated on the 2nd floor near the Owners' Suite & Secondary Bedrooms

**Outdoor:**

- Serene Backyard –
  - Covered patio with travertine flooring, sleek ceiling fan & LED lights
  - Outdoor Kitchen with gas grill & stainless-steel countertops
  - Space for play and pool
  - Majestic Live Oak trees
  - Consider turf for kid play
- Beautiful front yard with lush landscaping and mature trees
- Surveillance cameras in front and back
- Sprinkler system

**Additional Features:**

- Solid core doors throughout
- High ceilings: 11' down & 10' up
- LED lights
- Crown molding
- Large windows with window coverings
- Tons of storage!
- 2nd floor AV closet
- Wired for sound/ceiling speakers throughout 1st floor
- Custom build, high quality Inset cabinetry

*All information per sellers. Please independently verify.*

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