

# 2629 Talbott Street

Nicely appointed traditional style home in sought after West University Place. Lovely formal areas on first floor with large open family room off the kitchen. There is a wet bar with serving window to foyer, a secluded library, spacious family room, and a kitchen with stone counters and stainless appliances. All bedrooms up with a spacious primary bedroom featuring a coffee bar, private study, large bathroom, and dual walk-in closets. Gameroom with built-in entertainment center upstairs along with a full utility room. This 6,000 sq. ft. lot offers serene backyard space with red brick patio shaded by mature magnolia trees. Two-car garage nestled behind home with a 240-volt electric car charger and a gated driveway leading up. Set of 29 solar panels installed on roof makes for fantastic energy efficiency. Close proximity to all the amenities in the Rice Village and a short drive to the Texas Medical Center.

(4 Bedrooms; 3 Full and 1 Half Baths; 2-Car Garage; 4,376 Building Sq. Ft. (Per HCAD); 6,000 Lot Sq. Ft. (Per Seller); Built in 2002 (Per HCAD).)

## Foyer – 30' x 9'

- 10' Ceiling
- Solid wood door with single-lite viewing window
- Rubbed bronzed and frosted glass light fixture
- Arched entryway to Dining Room and Sitting Room
- Serving window from Wet Bar
- Stairway with carpeted treads and risers, wrought iron balusters, and wooden balustrade
- 8" Multi-piece crown moulding
- 8" Multi-piece baseboards with quarter round
- 2" Hardwood floors

## Dining Room – 15' x 13'

- 10' Ceiling
- Two 12-lite windows
- 12-Candle carved wood chandelier with fabric shades
- Two ceiling speakers
- 8" Multi-piece crown moulding
- 8" Multi-piece baseboards with quarter round
- 2" Hardwood floors

## Formal Living Room – 16' x 13'

- 10' Ceiling
- Two 12-lite windows
- Recessed lighting
- 8" Multi-piece crown moulding
- 8" Multi-piece baseboards with quarter round
- 2" Hardwood floors

## Wet Bar – 6' x 5'

- 10' Ceiling
- Granite countertop with raised serving counter to Foyer
- Under-mount stainless steel sink with rubbed bronze faucet
- One overhead double door cabinet
- One under-counter single door cabinet
- Under-counter ULine wine refrigerator with approximately 30 bottle capacity
- Recessed lighting
- 8" Multi-piece crown moulding
- 8" Multi-piece baseboards with quarter round
- 2" Hardwood floors

## Powder Bathroom – 7' x 4'

- Furniture style vanity with marble countertop and porcelain sink with rubbed bronze faucet
- One rubbed bronze hand towel ring
- One rubbed bronze toilet paper holder
- Decorative wallpaper
- Dual 2-candle bronze wall sconces
- 8" Multi-piece baseboards with quarter round
- 2" Hardwood floors

## Library / Office – 17' x 13'

- 10' Box beam coffered ceiling with beadboard paneling
- Three 18-lite windows with plantation shutters
- 12-Lite French double door entry
- Built-in bookcases with twenty-five shelves, four under-counter file drawers, two under-counter double door cabinets, and knee space
- Two ceiling speakers
- Recessed lighting
- Block paneled millwork wainscoting
- 2" Hardwood floors

## Family Room – 23' x 17'

- 10' Ceiling
- Four 12-lite windows
- 12-Lite French double doors to patio
- Coat closet with one hanging rod and one shelf
- Closet with five shelves
- Gas log fireplace with marble tile hearth and surround, and a custom millwork mantel
- Two built-in sets of media storage, each with two double door cabinets and two shelves
- Two ceiling speakers
- Ceiling fan
- Recessed lighting
- 8" Multi-piece crown moulding
- 8" Multi-piece baseboards with quarter round
- 2" Hardwood floors

## Kitchen – 13' x 13'

- 10' Ceiling
- Two 6-lite windows
- Granite countertops with 4" tile full backsplash
- Stainless steel under-mount sink with bronze faucet and sprayer
- Under-counter KitchenAid stainless steel ice maker
- Stainless steel Bosch dishwasher
- Stainless steel Thermador cooktop with five gas burners (on island)
- Island with six under-counter drawers, one under-counter cabinet, and cooktop
- SubZero fridge/freezer combo
- Stainless steel Thermador microwave
- Stainless steel Thermador dual ovens
- Six overhead double door cabinets
- One overhead single door cabinet
- Three under-counter double door cabinets
- Two under-counter single door cabinets
- Ten under-counter drawers
- Under cabinet lighting
- Recessed lighting
- 8" Multi-piece crown moulding
- 8" Multi-piece baseboards with quarter round
- 2" Hardwood floors

## Breakfast Room – 11' x 11'

- 10' Ceiling
- Four 18-lite windows
- 6-Candle rubbed bronze chandelier with fabric shades
- 8" Multi-piece crown moulding
- 8" Multi-piece baseboards with quarter round
- 2" Hardwood floors

## Walk-In Pantry – 7' x 5'

- Built-in shelving with sixteen shelves and one overhead wrap-around shelf
- Fluorescent light fixture
- 8" Multi-piece baseboards with quarter round
- 2" Hardwood floors

## Primary Bedroom – 19' x 15'

- 11' Coffered ceiling with millwork accent
- Two 18-lite windows with plantation shutters
- One 36-lite window with plantation shutters
- Ceiling fan
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards
- Carpet floors

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### **Primary Bedroom Private Study – 15' x 13'**

- 10' Ceiling
- One 36-lite window with plantation shutters
- Double door entry from Primary Bedroom
- Built-in workstation set under arched alcove with three under-counter drawers, four under-counter single door cabinets, and knee space
- Ceiling fan
- Two ceiling speakers
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards
- Carpet floors

### **Primary Bedroom Coffee Bar – 8' x 6'**

- 10' Ceiling
- Two 4-lite windows with plantation shutters
- Bar with granite countertop and backsplash, one under-counter single door cabinet, and one overhead double door cabinet
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards
- Carpet floors

### **Primary Bathroom – 22' x 11'**

- 10' Barrel vaulted ceiling
- Two 18-lite windows with plantation shutters
- Vanity 1- Marble countertop and backsplash with under-mount porcelain sink with rubbed bronze faucet, one under-counter double door cabinet, three under-counter drawers, knee space, and built-in mirror
- Vanity 2- Marble countertop and backsplash with under-mount porcelain sink with rubbed bronze faucet, one under-counter double door cabinet, one under-counter single door cabinet, four under-counter drawers, and built-in mirror
- Two rubbed bronze hand towel rings
- Two rubbed bronze towel racks
- Jetted tub set in 12" marble tile surround with rubbed bronze faucet
- Walk-in shower with seamless glass door, 12" marble tile surround, 1/2 mosaic tile accent band, 4" tile floor, rubbed bronze shower head and hand sprayer, and bench seat
- Linen closet with five shelves
- Lavatory closet with 4-lite window, commode, and rubbed bronze toilet paper holder
- Recessed lighting
- 6" Multi-piece baseboards
- 12" Marble tile floors

### **Primary Closet 1 – 13' x 10'**

- 8' Ceiling
- Built-in dresser with ten drawers and two shelves
- Twelve hanging rods; one is dress height
- Two shelves
- Two overhead wall-to-wall shelves
- Built-in shoe shelf with seven shelves
- Two fluorescent light fixtures
- 6" Multi-piece baseboards
- Carpet floors

### **Primary Closet 2 – 10' x 8'**

- 8' Ceiling
- Built-in dresser with five drawers and two shelves
- Ten hanging rods
- Two overhead shelves; one is wall-to-wall
- Tie rack holds thirty ties
- Belt rack holds thirty belts
- One fluorescent light fixture
- 6" Multi-piece baseboards
- Carpet floors

### **Bedroom 1 – 16' x 13'**

- 9' Ceiling
- 8-Lite window with plantation shutters; operational
- Walk-in closet (5' x 4') with one light fixture, twelve coat hooks, a built-in with five shoe shelves, two flex drawers, four hanging rods, and four shelves
- Ceiling fan
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards
- Carpet floors

### **Bedroom 1 Bathroom – 11' x 5'**

- 9' Ceiling
- Access from stair landing and Bedroom 1
- 4-Lite window

- Vanity with engineered countertop and backsplash with integrated sink, rubbed bronze faucet, one under-counter double door cabinet, and two under-counter drawers
- 3-Candle antiqued wrought iron wall sconces with frosted glass shades
- Shower/tub combo with 13" tile surround with decorative accent band, and rubbed bronze shower head and faucet
- One rubbed bronze hand towel ring
- One rubbed bronze towel rack
- American Standard commode
- One single door cabinet
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards
- 12" Tile floors

### **Bedroom 2 – 16' x 13'**

- 9' Ceiling
- Three 8-lite windows with plantation shutters
- Walk-in closet (7' x 4') with three hanging rods, two overhead wrap-around shelves, two shelves, and a built-in dresser with ten drawers
- Ceiling fan
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards
- Carpet floors

### **Jack and Jill Bathroom (for Bedroom 2 and 3) – 14' x 6'**

- 9' Ceiling
- Two identical vanity spaces - Engineered countertop and backsplash with integrated sink with rubbed bronze faucet, two under-counter drawers, one under-counter double door cabinet, built-in mirror, three bulb polished nickel sconce with frosted glass shades, one rubbed bronze hand towel ring
- Shared Space
- 8-Lite window with plantation shutters
- One brushed nickel and frosted glass light fixture
- One rubbed bronze towel rack
- One rubbed bronze toilet paper holder
- American Standard commode
- One single door linen cabinet with laundry hamper below
- Shower/tub combo with 12" tile surround with tile accent, rubbed bronze shower head and faucet
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards
- 12" Tile floors

### **Bedroom 3 – 15' x 13'**

- 9' Ceiling
- Two 12-lite windows with plantation shutters
- Walk-in closet (7' x 6') with three hanging rods (one is dress height), one overhead wrap around shelf, three shelves, and a built-in dresser with ten drawers
- Ceiling fan
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards
- Carpet floors

### **Game Room (2nd Floor) – 19' x 14'**

- 9' Ceiling
- Three 12-lite windows with plantation shutters
- Built-in entertainment center with six double door cabinets (one for TV), one single door cabinet, and one display shelf
- Ceiling fan
- Recessed lighting
- 6" Multi-piece crown moulding
- 6" Multi-piece baseboards
- Carpet floors

### **Utility Room – 11' x 9'**

- 9' Ceiling
- 6-Lite window with plantation shutters
- 12" Tile countertops
- Stainless steel utility sink with stainless steel gooseneck faucet
- Space for full size washer and dryer
- Two under-counter single door cabinets
- Two under-counter drawers
- Two overhead double door cabinets
- One overhead single door cabinet
- One hanging rod
- One fluorescent light fixture
- 6" Multi-piece baseboards
- 12" Tile floors