



# 810 Garden Trace

This two story gem in gated Garden Oaks Court is situated in the heart of Garden Oaks and boasts ample space for living, entertaining, and storage with 3 beds, 2.5 baths, and a 2 car garage. The open-concept main living area offers a perfect layout which allows for a natural flow from one room to the next and a gourmet kitchen that offers loads of cabinet space, granite countertops, a gas cooktop, and pantry. This home will satisfy even the most discerning of buyers with an abundance of windows throughout that flood the space with beautiful light, making for an airy feel. Step out onto your veranda which leads to the manicured backyard, and enjoy a nice relaxing beverage after a long day's work. On the second floor is a huge primary suite with tray ceilings, beautiful french doors that lead to your personal balcony, two large walk-in closet, ensuite bath with jetted tub, a standalone shower, double vanities, and skylights. Adjacent to the primary suite are two secondary bedrooms with large closets, a full bath, as well as an interior laundry room. A two story home with entertaining on the first floor and a spacious yard is truly hard to find at this excellent price point in 77018. Additionally, 810 Garden Trace is close to major thoroughfares I10, 290, I45, and 610 and a short distance to loads of hotspots like Common Bond, Cottonwood, the Stomping Grounds, D'Alba, all the fun on Wakefield, and the Heights. Zoned to highly acclaimed Garden Oaks Montessori Magnet.

3 beds  
2.5 baths  
2 Car garage  
2,264 Square feet

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# FEATURES

Beautiful front elevation with cement board facade and covered slate porch

Ground level 2 car garage

3 bedroom, 2.5 bath with a designer color scheme, crown molding, ceiling fans, and recessed lighting throughout

The front walkway is beautifully landscaped with drought-tolerant cactus and succulents.

## FIRST FLOOR

Open concept living with gas fireplace, crown molding, and built-in speakers, as well as dining room and kitchen with access to the veranda and backyard

Gourmet kitchen with granite countertops, built-in oven and microwave, gas range and pantry, that is open to the living room - perfect for entertaining

Convenient half bath



## SECOND FLOOR

Huge ensuite primary bedroom with tray ceilings, 2 large walk-in closets, and loads of natural light from the beautiful french doors that lead to your covered balcony

Enjoy an early morning coffee, lunch, or after work relaxation on your covered balcony, located off of the primary

Ensuite primary bath features dual sink vanity, stand-alone shower with tile surround, jetted tub, as well as a separate water closet and linen closet

2 secondary bedrooms with large closets, full bath with tub/shower combo, utility room, and closet

Gated community with playground and walking path

Zoned to Garden Oaks Montessori Magnet

Short commute to downtown, the Heights, and all that Garden Oaks has to offer like Common Bond, Cottonwood, Stomping Grounds, D'Alba, and all the fun on Wakefield

Close major thoroughfares 610, I10, I45, and 290

Mechanical updates include (per seller): Crawlspace Insulation (2018), Water Heater (2020), Interior Paint (2022), HVAC (2017)

155 Maintenance fee includes: Water, Trash, Common Area Maintenance, Garbage, Gate

