

2422 Arabelle St
Houston, Texas 77007
The Neighborhood of Cottage Grove

Kitchen

- 2nd level location
- 11' Ceilings with recessed lighting and a walk In pantry
- SS Whirlpool in cabinet microwave, dishwasher, refrigerator/freezer combo, and oven
- Dual basin stainless steel sink with chrome faucet, soap dispenser, and hand sprayer
- Jenn Air 5 burner gas range in the 50"x96.5" island that has room for 4 stools
- Under cabinet lighting, granite countertops, and 5" hardwood floors
- 8 overhead door soft closing cabinets
- 6 undercounter soft closing door cabinets
- 9 undercounter soft closing drawers, pot drawers too
- Granite countertops

Dining -13'6"x13'4"

- 2nd level location, 11' ceiling height
- 5" Hardwood floors, 7" baseboards
- 2 picture windows and recessed lighting
- Kitchen & living room access
- 3 Light modern chandelier

Living – 19'x18'

- 2nd level location
- 11' Ceilings with recessed lighting and 5- 31"x75" windows, the middle one being a casement window
- Digital programmable Nest thermostat on floors 2-3
- Remote controlled lighted fan
- Custom Lutron remote controlled shades
- 5" hard wood flooring with 7" baseboards
- 8 Built in upper cabinets, 4 drawers, and 8 lower cabinets
- Gas log fireplace with ability to install TV and mount above, already wired

Powder Room – 6'4"x6'

- 11' Ceilings with a 35"x59" window and recessed lighting
- 2nd Level location, 11' ceilings
- Frameless mirror and 2 light modern vanity fixture
- Porcelain Kohler pedestal sink and modern Sterling toilet
- 7" Baseboards and 5" hardwood floors

Entryway

- Meets garage, 1st floor bedroom, and the stairs
- 1st Level location, 9' ceiling
- Recessed lighting, 12"x24" glossy tile flooring, wainscotting accented wall
- Ring elite doorbell
- 23"x47" Window, Vivint smart panel
- Storage bench, and extra storage closet under stairs

1st Floor Bedroom – 11'x13'

- 1st floor location with 9' ceilings and recessed lighting
- 7" Boards, lighted modern fan, neutral carpet
- Framed doors, modern shiny chrome hardware
- En suite full bathroom
- Walk in closet (2'x4'4") with 3 shelves and 3 rods

1st Floor Bathroom – 5'8"x7'11"

- 1st level location with 9' ceilings and 12"x24" neutral tile
- 7" baseboards, standard tub with white glossy subway tile
- Recessed lighting, 2 bulb modern shiny chrome vanity light, single square porcelain sink with granite counter
- Chrome matching hardware throughout
- Frameless mirror, 2 light vanity fixture, hand towel and towel rack, widespread faucet

3rd Floor Bedroom – 11'7"x13'3"

- 3rd level location with 9' Ceilings, neutral carpet flooring with 7" baseboards, and recessed lighting
- 2'x5' wide closet with single door, 3 shelves and 3 rods
- Framed doors and 1 standard window
- En suite full bathroom

3rd Floor Bathroom -7'3"x7'4"

- 3rd level location with 9' ceilings and 12"x24" neutral tile
- 7" baseboards, standard tub with white glossy subway tile
- Recessed lighting, 2 bulb modern shiny chrome vanity light, single square porcelain sink with granite counter
- Chrome matching hardware throughout
- Frameless mirror, 2 light vanity fixture, hand towel and towel rack, widespread faucet

Primary Bedroom-13'6"x17'

- 3rd level location with an en suite bathroom
- 10' ceilings with trayed ceilings, recessed lighting, and lighted fan
- Double casement windows
- 2 Walk in closets
- 7" Baseboards, 5" hardwood floors, framed doors
- 3.5" oak wood flooring

Primary Bathroom – 12'8"x9'7"

- 3rd floor location en suite of primary bedroom with 10' dome, half circle ceilings
- Recessed lighting and 2-2 light vanity lights
- Double square porcelain sinks with granite counter
- Shiny chrome widespread faucets with matching towel racks
- There is 2 undercounter 2 door cabinets and 6 soft close drawers
- Soaking tub with 1 large picture window and a shower
- Separate water closet with overhead storage
- 4 Under counter drawers and 2 undercounter cabinets with double doors

Home equipped with:

- Remote controlled Lutron shades, surround sound wired, and remote controlled fans in the primary and living
- Wired for EV charging
- Turfed, fully fenced, side yard with mature trees