

25 STALYNN LANE

RECENT UPDATES

Roof 6/2022 - Roof is a Tamko Titan XT roof. Lifetime warranty for defects, 15 year for winds up to 160 MPH and full 10 year non-prorated warranty.
<https://www.tamko.com/titanxt>

Fresh Interior Paint

New Carpet

Backyard Deck

FIRST FLOOR

FOYER

Paneled wood and leaded glass door with dual side lights
Recessed lighting
Crown molding
Hardwood floor
Coat closet
Elevator capable closet
Door to attached garage

DINING ROOM (15 x 10)

Hardwood floors with decorative inlay
Plantation shutters
Crown molding
Chair railing
Bronze chandelier with frosted glass globes
Walls painted in warm, neutral tones

LIVING ROOM (21 x 15)

Hardwood floors
Plantation shutters
Crown molding
Ceiling Fan with light kit
Traditional fireplace mantel with granite hearth & surround
Fireplace has gas logs with gas connections
Walls painted in warm, custom tones
Built-in entertainment center

GUEST POWDER ROOM

Hardwood floors
Pedestal sink
Decorative mirror
Vanity lighting

GOURMET ISLAND KITCHEN (15 x 9)

Hardwood floors
Stainless dishwasher
Double Jenn-Air Ovens with dual convection
Kitchen Aid five burner gas cooktop
Rangaire stainless vent hood
Whirlpool Gold microwave oven
42" cabinets with generous counter and cabinet spaces
Granite countertops with bullnosed edges
Tile backsplash with decorative inlay
Double stainless sink
Recessed lighting
Under cabinet lighting
Crown molding
Pendant lighting
Plantation shutters
Access door to back patio and fenced backyard

BREAKFAST ROOM (10 x 9)

Hardwood floors
Plantation shutters
Decorative chandelier
Crown molding
Neutral paint

SECOND FLOOR

Circular staircase with wrought iron handrails, banister and posts and hardwood treads
Decorative ledge
Chandelier
Plantation shutters
Hallway landing has hardwood floors
Elevator capable closet
Linen closet
Covered outdoor balcony/terrace

MASTER SUITE (21 x 15)

Neutral carpet
Walls painted in warm neutral tones
Plantation shutters
Crown molding
Ceiling fan with light kit
Tray ceiling
Recessed lighting

cont'd on back

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Martha | Sotheby's
Turner | INTERNATIONAL REALTY

MASTER BATH

Ceramic tile floor
Double sinks and separate vanity
Oversized beveled edged framed mirrors
Walk-in shower with bench seat and tile surround
Jetted garden tub with tile surround
Two built-in medicine cabinets
Plantation shutters
Recessed lighting
Vanity lighting
Private water closet
Wallpaper in warm tones
Glass block window
Large walk in closet with built in cabinets with drawers and shelves

STUDY (12 x 10)

Hardwood floors
Plantation shutters
Ceiling fan with light kit
Crown molding
Two sets of French doors
Recessed lighting

SECOND BEDROOM (11 x 11)

Neutral carpeting
Plantation shutters
Ceiling fan with light kit
Paint with warm neutral tones
Closet with double doors

HOLLYWOOD BATH

Carpet and tile flooring
Double sinks
Large mirror
Built in medicine cabinet
Tub/shower with sliding glass enclosure

THIRD BEDROOM (13 x 11)

Neutral carpet
Paint with warm neutral tones
Ceiling fan with light kit
Plantation shutters
Large closet with double doors

LAUNDRY ROOM

Ceramic tile floors
Accommodates full sized washer & dryer
Stainless utility sink
Built-in storage cabinets
Storage closet

THIRD FLOOR

GAMEROOM (16 x 12)

Neutral carpet
Neutral paint
High ceilings
Plantation shutters
Bronze chandelier
Recessed lighting
Door to access mechanical equipment

FOURTH GUEST BEDROOM SUITE (13 x 11)

Neutral carpet
Ceiling fan with light kit
Plantation shutters
Large walk in closet

ENSUITE BATHROOM

Large mirror
Vanity lighting
Tile floors
Tub/shower with sliding glass
Wallpaper with border

OVERSIZED ATTACHED GARAGE

Two car attached garage
Sheetrock finished
Automatic opener with remotes

OTHER FEATURES

Doyle Stuckey custom built in 1999
Former model home
Charming gated community of 23 homes
Brick & wood exterior
Six panel interior doors
Zoned HVAC
Alarm system
Extra driveway parking
Individual mail service
Interior park with greenspace
Elevator capability to second floor
Two on demand tankless hot water heaters
Covered patio with brick floor and ceiling fan
Expanded patio deck
Mature landscaping
Fully fenced backyard
Partial low E, double pane windows
Conveniently located off 610 Loop with easy access to downtown Houston, Uptown Park, Medical Center, Galleria, Museum District, Upper Kirby District, Rice Village and most work corridors
HISD Schools – St. George Place, Lanier & Lamar
Many nearby neighborhood conveniences, parks and trails
Park at Post Oak Homeowners Association - \$4,100 Annually
- Dues cover courtesy patrol, grounds, basic cable TV, water & sewer
Gated community with designated guest parking