

3838 Grennoch Lane

4 Beds | 3.5 Baths | Full Garage Apartment
3,641 Sq. Ft. | Lot: 7,550 Sq. Ft. | 2013

KEY FEATURES:

- Charming, move-in ready home
- 1st Floor Flex Room (functional as a Study, Bedroom, Playroom or other)
- Pinterest-worthy Kitchen with double island, Jenn-Air appliances & tons of storage
- On-trend bathrooms all with marble counters
- Brilliant natural light streams into each room of the home
- Garage Apartment – Includes a Living Room, Bedroom, Kitchen. Perfect flexibility for Guest, Fitness, Home Office(s) & more.
- Pool & covered Porch with grill
- Timeless Hardi exterior (no stucco)

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

Flex Room (1st floor):

- Functional as a Bedroom, Study, Playroom or other
- French doors with lock
- Large windows with beautiful Hunter Douglas window coverings
- Hardwood floors
- Built-in ceiling speakers
- Full Bath with marble countertops & shower/tub combo w/ bench
- Walk-in closet

Dining Room & Butler's Pantry:

- Beautiful, on-trend light fixture
- Large windows providing tons of natural light
- Hardwood floors
- Gorgeous millwork on walls
- Built-in ceiling speakers
- Butler's Pantry –
 - Marble counters
 - Jenn-Air wine fridge
 - Under cabinet lighting & plugs
 - Drawers & glass-front display cabinets
 - Conveniently situated between Kitchen and Dining Room

Kitchen:

- Pinterest-worthy featuring tons of on-trend features
- Gorgeous honed marble countertops and subway tile backsplash
- Stainless-steel Jenn-Air appliances:
 - Refrigerator & freezer
 - Range with 1.5 ovens, 6 burners & griddle
 - Built-in microwave
 - Dishwasher

- 2 islands with beautiful pendants above & pull-out trash drawer
- 2 sinks – 1 large farmhouse sink with separate water faucet & 1 prep-sink
- Polished nickel plumbing fixtures & hardware
- Breakfast Bar
- Glass-front display cabinets
- Substantial cabinet storage, drawer storage & counter space
- Under-cabinet lighting & outlets
- Hardwood floors
- Oversized walk-in Pantry
- Open to the Family Room and Breakfast Room

Breakfast Room:

- Built-in bench with storage underneath
- Beautiful light fixture
- Large windows supplying wonderful natural light
- Hardwood floors

Family Room:

- Sizable and open Family Room with hardwood floors
- Built-in cabinets & display shelves
- Gas log fireplace with stone surround & painted wood mantle
- Built-in ceiling speakers
- Large windows & glass French doors providing wonderful natural light

Owners' Retreat

- Oversized with attached sitting room
- Built-in ceiling speakers
- Large windows with Hunter Douglas window coverings
- Spacious walk-in closet with drawers, counterspace, shelves & craft desk

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- Owners' Bathroom:
 - o Two separate vanities with large mirror
 - o Marble tile flooring
 - o Soaking tub
 - o Separate walk-in shower with frameless shower glass, bench, 2 niches & handheld shower wand
 - o Polished nickel plumbing and cabinet hardware
 - o Built-in make-up vanity
 - o Linen closet
 - o Large window, supplying tons of natural light

Secondary Bedrooms & Bathrooms:

- Two 2nd floor Secondary Bedrooms with large, walk-in closets & Hunter Douglas window coverings
- Jack & Jill Secondary Bathroom with 2 separate vanities & tub/shower combo

2nd Floor Flex Rooms:

- Office/Homework Nook:
 - o Built-in desk, cabinetry & shelves
 - o Marble counters
 - o Hardwood floors
- Playroom/Reading Loft:
 - o Built-in window seat with storage drawers
 - o Built-in shelves
 - o Hardwood floors
 - o Conveniently situated near all bedrooms

Garage Apartment:

- Includes a Living Room, Bedroom, Kitchen & Full Bath.
- Kitchen (11' x 8'):
 - o Marble countertops
 - o Large sink
 - o Refrigerator
 - o Built-in microwave
 - o Range with 1.5 ovens & electric cooktop
 - o Tons of beautiful cabinetry
- Bedroom (12' x 9'9") with engineered wood floors & solid core door
- Spacious Living Room (12'9" x 10'9") with engineered wood floors
- Full Bath:
 - o Shower/tub combo with subway tile surround
 - o Marble counters
 - o Beautiful tile flooring
 - o Spacious closet
 - o W/D connections

Functional/Utilitarian Features:

- 1st floor Half-Bath with pedestal vanity & beautiful millwork on walls
- Mudroom:
 - o Bench
 - o Built-in shoe storage
 - o 3 cubbies with hooks
 - o Tile flooring (perfect for easy cleanup)
 - o Accessible from the garage and driveway
- 2nd floor Utility Room featuring:
 - o Sink
 - o Marble countertops
 - o Clothes hanging rod
 - o Tons of built-in cabinetry
 - o 'Shower' pan w/ drain under W/D
- 2nd floor stair safety gate, matching the stair railing for wonderful aesthetics
- Solid core doors throughout
- LED lights
- Tons of storage throughout

Outdoor:

- Backyard –
 - o Covered Patio with ceiling fan, LED lights & built-in grill
 - o Saltwater pool with sundeck & water feature
 - o Travertine decking
 - o Beautiful, lush landscaping
 - o Gated driveway for extended play space
 - o Safety gates for children & pets
- Garage with tons of built-in Elfa storage
- Driveway gate
- Security cameras
- Front porch with wood ceiling detail & ceiling fan, LED lights & gas lanterns
- All Hardi siding (no stucco)
- Sprinkler system

All information per sellers. Please independently verify.

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