

3715 Drummond Street

Braes Heights

Interior: 5802 sq ft | Lot: 8070 sq ft | Built 2010

Interior

- Solid red oak flooring in all living areas (upstairs & down) and Primary bedroom (2019)
- Travertine floors in entry hall & primary bath
- Arched entryways subtly placed to accentuate Mediterranean flair
- Custom iron railing banisters
- HVAC has a media filter system
- Whole house Kohler generator with transferable warranty (2020)
- Whole house surge protection (2020)
- Wired for security system (Vivint system currently in place)
- Electrical outlets installed near ceiling for nanny cams (2020)
- Nest thermostats account for low monthly electric bills
- Plantations shutters (2020)
- Casement windows throughout
- 8 foot doors throughout
- Custom built ins added to utility/ mudroom (2019)

Living (17 x 15) & Dining (17 x 15) Rooms

- 12' ceilings
- Two-sided gas fireplace connecting the two rooms with travertine surround
- Open flow for ease of entertaining
- Connects to kitchen via butler's pantry
- Flooded with natural light from east facing windows
- Designer chandelier (2019) and ceiling lightwell
- Wine / dry bar in dining
- Wired for speakers

Kitchen (18 x 16)

- 12' ceilings
- Custom marble countertops
- Stacked stone backsplash
- Under counter lighting
- Premium Jenn-Air stainless 6 burner + griddle gas range with gas double ovens
- Premium Jenn-Air stainless side by side refrigerator, microwave, and dishwasher
- Two walk in pantries
- Designer chandelier
- Oversized island with secondary prep sink and breakfast bar seating for 3

Family Room (25 x 16)

- 12' ceiling
- Wired for speakers and chandelier
- Open to kitchen
- Decorative niche transitions between kitchen and family room
- Direct access to covered back patio via two sets of French doors
- Gas fireplace with travertine surround up to the ceiling

Enclosed Sunporch (15 x 10)

- Square footage not included on HCAD
- Temperature controlled with dedicated mini split air conditioner
- Limestone gas fireplace
- Flooded with natural light through 2 skylights and wall of windows
- Direct access to side yard via 2 glass doors
- Direct access to Primary bedroom via French doors

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Primary Bedroom (22 x 15) & Bath (18 x 9)

- 16' beamed vaulted ceiling
- Located on first floor nestled away from living spaces
- Dedicated zoned HVAC with Nest thermostat
- Primary bath appointed with travertine tile, jetted tub, and sizeable double sink vanity with knee space dressing table
- Oversized primary closet with custom pull down third tier hanging and built ins (2019)

Game Room (23 x 13) & Study (16 x 14)

- 10' ceiling
- Custom built ins with window seat / extra storage (2019)
- Direct access to private upstairs balcony
- Dedicated powder room
- Flexible space for entertaining, exercising or working from home
- Study accessed through game room with option for closing off with French doors
- Custom built in adjustable shelving and file cabinet drawers in study for home office setup (2019)
- Walk in closet adds flexibility to use the study as a bedroom
- Finished out attic closet provides additional storage (2019)

Secondary Bedrooms

- 10' ceilings
- All located on second floor accessed through extra wide hallway appointed with solid red oak flooring and 10' ceiling
- All en-suite with their own dedicated bathroom and walk in closet
- All generously sized
- Only carpeted rooms in the house
- Front eastern bedroom furnished with a private gas fireplace and Juliet balconies

Exterior

- Home is northwest facing with a majestic oak in front yard
- Fresh exterior paint (2022)
- Front door refinished (2022) and equipped with designer hardware
- Professionally landscaped front yard with automatic sprinkler system
- Insulated garage door with tall clearance for larger vehicles
- Extra attic space accessible from garage
- Crawl space access from garage to underneath of house
- Back patio piped for gas grill
- Low maintenance side and back yards
- Foundation work added 16 piers (2022)
- One HVAC unit replaced (2019)
- House and garage NEVER flooded; during Hurricane Harvey the water reached the sidewalk and lower driveway
- Flood insurance policy in place through Aug 2023 and transferable to new owner
- Walking distance to Karl Young Park, Helen's Park, McGovern-Stella Link Neighborhood Library, Weekly Family YMCA and RISE soccer club: McGovern Park