

3634 Glen Haven Blvd.

5 Beds | 4.5 Baths
3,961 Sq. Ft. | Lot: 7,750 Sq. Ft. | 1991

KEY FEATURES:

- Charming, move-in ready home
- Amazing lifestyle features:
 - Backyard with pool, spa & lush landscaping
 - 1st Floor Game Room with wall of windows/sliding door overlooking the backyard
 - Majestic Live Oak in front with tree swing
 - Private balcony for Primary Suite
 - Desirable location within Braes Heights
- Freshly painted (September 2022 – most rooms)
- Brilliant natural light streams into each room of the home
- Guest suite separate from main bedrooms
- Timeless brick & cement board 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

Outdoor:

- Backyard:
 - Heated pool (refinished in 2019) with spa & water features
 - Large Patio
 - Beautiful, lush landscaping
 - Outdoor shower
 - Easily accessible full bath (in house)
- Majestic Live Oak tree in front
- All brick & cement board exterior (no stucco)
- Sprinkler system
- Mosquito system

Family Room:

- Sizable and open kitchen and breakfast rooms
- Hardwood floors
- Built-in cabinets & display shelves
- Designer light fixture & LED recessed lights
- Gas log fireplace with painted wood mantle
- Fresh paint (Sept. 2022)
- Glass French doors providing wonderful natural light as well as access to and views of the beautiful backyard

Living Room:

- Fresh paint (Sept. 2022)
- Large windows providing tons of natural light and views of the majestic Live Oak tree
- Hardwood floors
- Flexible as a Home Office, Playroom or Music Room

Dining Room & Butler's Pantry:

- Fresh paint (Sept. 2022)
- Designer light fixture
- Hardwood floors
- Gorgeous millwork on walls
- Large windows
- Conveniently situated between the Kitchen and Living Room
- Butler's Pantry:
 - Glass-front display cabinets
 - Built-in drawers & cabinets
 - Conveniently situated near the Kitchen, Dining & Family Rooms

Kitchen:

- Fresh paint (Sept. 2022)
- LED recessed lights & under cabinet lights
- Recent subway tile backsplash (2022)
- Stainless-steel appliances:
 - Refrigerator & freezer
 - Double oven
 - Gas cooktop
 - Built-in microwave
 - Dishwasher
- 2 sinks – primary sink & bar or prep sink
- Breakfast Bar
- Substantial cabinet storage, drawer storage & counter space
- Hardwood floors
- Spacious Pantry
- Open to the Family Room and Breakfast Room

cont'd on back

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Breakfast Room:

- Vaulted ceiling
- Designer light fixture
- Fresh paint (Sept. 2022)
- Large windows supplying wonderful natural light and views of the beautiful backyard
- Hardwood floors

Game Room (1st floor):

- Wet Bar with mini fridge, ice maker, sink and tons of counterspace
- A wall of built-in storage cabinets for toys & games
- Glass sliding doors leading to the beautiful backyard
- Full Bath with walk-in shower and recent paint (Sept. 2022)

Owners' Retreat:

- Spacious with raised ceiling detail
- Beautiful brass light fixture
- Private balcony through 2 sets of French doors
- Large windows with plantation shutters
- 2 spacious walk-in closets with drawers & shelving
- Owners' Bathroom:
 - o Double vanity with large mirror
 - o Built-in make-up vanity
 - o On-trend, recent tile flooring (2022)
 - o Soaking tub
 - o Separate walk-in shower
 - o Beautiful brass light fixtures
 - o Linen cabinet with built-in safe
 - o Large windows, supplying tons of natural light

Secondary Bedrooms & Bathrooms:

- Three 2nd floor Secondary Bedrooms with wood floors, large windows & spacious closets
- Jack & Jill Secondary Bathroom with 3 separate vanities & tub/shower combo

Guest Suite:

- Located on the 2nd floor via a private staircase
- Recent carpet (September 2022)
- Full Bath
- Wonderful views of the gorgeous backyard
- This room could also make for a great home office

Functional/Utilitarian Features:

- First floor Full Bath easily accessible from pool
- Utility Room featuring:
 - o Sink
 - o Built-in cabinetry
 - o Second refrigerator
- LED lights
- Tons of storage throughout
- Partial window and door updates to Andersen
- Fabulous garage built-in storage

All information per sellers. Please independently verify.

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