

# 3744 Aberdeen Way

3 Beds | 2 Baths

1,751 Sq. Ft. | Detached Bonus Space: 440 Sq. Ft. | Lot: 7,749 Sq. Ft. | 1950

## KEY FEATURES:

- Charming, move-in ready home
- Pinterest-Worthy Kitchen with marble counters
- Amazing lifestyle features:
  - Majestic Live Oak trees
  - Fully enclosed, large backyard
  - Spacious Bonus Room / Game Room
  - Ability to watch kids walk to Twain ES
- Wood floors throughout
- Timeless brick & cement board exterior
- Great storage capacity

## 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:

- LED recessed lights & under cabinet lights
- Subway tile backsplash
- Carrara marble countertops
- Custom-built cabinetry
- Stainless-steel appliances
- Substantial cabinet storage, drawer storage & counter space
- Hardwood floors
- Connected Breakfast Room

## Family Room:

- Sizable and open Dining Room
- Large window looking out to the front yard
- Hardwood floors

## Dining Room:

- Beautiful light fixture
- Hardwood floors
- Large windows & French doors leading to the Backyard
- Conveniently situated between the Kitchen and Family Room

## Flex Room:

- Flexible as a Game Room, Home Office or other
- Large closet – perfect for storing toys, games, etc.
- Beautiful exposed brick walls
- Large windows providing ample natural light

## Primary Suite:

- Hardwood floors
- Gorgeous custom window coverings
- Two closets with built-in Elfa drawers & shelving
- En-Suite Primary Bathroom with marble counters, marble tile flooring & walk-in shower

## Secondary Bedrooms & Bathroom:

- Two Secondary Bedrooms with wood floors
- Secondary Bathroom with tub/shower combo

## Outdoor:

- Backyard:
  - Tons of space for play
  - Ample room for a pool
  - Large Patio
  - Large carport / shaded play area
  - Beautiful, lush landscaping
  - Easily access to Game Room
  - Fully-enclosed
- Automatic driveway gate
- Majestic Live Oak trees in front
- All brick & cement board exterior
- Sprinkler system
- Under-soffit lighting
- French drains
- Recent driveway

*All information per sellers. Please independently verify.*

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