

## KEY FEATURES

- Built by Silvan Homes in 2017
- Dual height entrance and gallery hall
- First floor powder bath located off entry, Shumacher wall coverings
- Formal dining room with Gucci wall coverings open to living space
- Wet bar with sink, wine refrigerator, and ample storage space
- First floor study with French doors and built in shelves
- Living room with gas fireplace, built in shelves, mounted TV on adjustable arm
- Ceasarstone waterfall kitchen Island, with seating, Restoration Hardware fixtures, Subzero and Wolf appliances, walk in pantry, adjacent breakfast nook
- Hardwood floors throughout
- Upgraded features by Visual Comfort
- Primary bedroom features include: private balcony, automatic black out shades, large redesigned primary closet by Closets of Houston, Scalamandre wall coverings in Bedroom, Gucci Wall Coverings in closet
- Large secondary living space or optional fourth bedroom located on second floor
- Secondary bedrooms with tall ceilings, en-suite baths
- Turfed backyard, covered patio, privacy fences lined with trees, grill and prep sink
- Security system and keypad entry
- Oversized two car garage
- Mudroom with cubby space
- Elevator capable

## ABOUT THE NEIGHBORHOOD

- Pedestrian friendly community
- Zoned to Laneir Middle School and Lamar High School
- Nearby private schools include: The House at Pooh Corner, The Joy School, St. Thomas High School
- Convenience to Montrose and River Oaks Shopping Center
- Neighborhood favorites: Brasserie 19, a'Bouzy, Backstreet Cafe, Georgia James, Uchi & so much more!