

4122 Dumbarton St. Houston, TX 77025

**“LIKE NEW CONDITION WITH FRESH PAINT AND
REFINISHED FLOORS ”**

*Convenient to I-610, US-59, The Galleria, Texas Medical Center,
Museum District, and Downtown*

Mark Twain Elementary, Pershing Middle, and Bellaire High, Schools

Contemporary South-facing luxurious residence with a beautiful façade, inside Loop 610 in the desirable Ayrshire sector of Braeswood Place, on a quiet horseshoe street, completed in July of 2017. **6,035 sq. ft.** of living HVAC area (per architect) on an **8,750 sq. ft.** (70' x 125') lot (per HCAD). Ground Floor Primary Suite features dual vanities, freestanding tub, large walk-in triple shower and two walk-in closets one of which is a “semi-secure room” with telephone and panic button. The Study has an adjacent full bath which can be connected. 4 upstairs bedrooms and 3 full baths. Game Room has a snack-bar cove with an under-the-counter refrigerator/freezer/icemaker. An additional room can be a Fitness/Media/Office/Bedroom. 24 in. x 48 in. porcelain tile and Brazilian chestnut hardwood floors throughout. A Professional Chef’s Kitchen features a 60 in. **WOLF** “dual fuel” range with twin 30 in. convection ovens, **WOLF** microwave, **SUB*ZERO** 36 in. refrigerator and 36 in. twin freezer columns, two **ASKO** dishwashers and a 5 ft. x 10 ft. island with prep sink and filtered water. Butler’s Pantry with a Wine Cove. Sun Room has a refreshment center and overlooks the pool-sized backyard with deck and grill areas. 11-foot high ceilings downstairs, vaulted ceilings upstairs. High quality professionally designed and handcrafted cabinetry and woodworks. **All Steel Metal Roof**, 3 keypads for intrusion, CO2, smoke, and fire alarm systems, indoor and outdoor sirens, security flood lighting. **3 high efficiency TRANE HVAC systems with variable speed air handlers** with “COSATRON” and media filtration systems. “R-19,” insulation. PEX water distribution/manifold system with 3 water heaters. **GENERAC 22kW natural gas automatic back-up generator. LED lighting** throughout. **MD A700T Central Vacuum System** with dedicated upstairs and downstairs accessories. Double height garage able to accommodate lifts for 2 additional vehicles. Mark E. Swenson of “Bunker Hill Design”, architect; Bryan Hendricks of “Hendricks Engineers”, engineer; Robert Pratel of “Omni Contractors”, builder.