

## 5723 BERING CIRCLE FEATURES

FORMER MODEL HOME IN GATED LUXURY ENCLAVE IN THE HEART OF THE GALLERIA

LEADED GLASS FRONT DOOR, RECENTLY STAINED

LARGE FOYER ENTRY

EXQUISITE OAK HARDWOODS DOWN

SOARING CEILINGS, LUXURY CROWN MOLDING, WAINSCOTING

OVERSIZED WINDOWS THROUGHOUT FOR LOTS OF NATURAL LIGHT

STUDY/LIBRARY OFF FOYER WITH FRENCH DOORS, PLENTY OF BOOKSHELVES AND BUILT IN DESK. FEATURES ARCHED ENTRY TO ADDITIONAL AREA WITH BOOKSHELVES.

POWDER ROOM DOWN

RECENT OUTSIDE AC UNITS, 2015 AND 2018

ALL AREA RUGS DOWN INCLUDED

FORMAL DINING OPENS TO LIVING AREA AND KITCHEN, W/HARDWOODS AND A WALL OF WINDOWS FOR NATURAL LIGHT

LIVING AREA WITH WALL OF WINDOWS, GAS LOG FIREPLACE, CEILING FAN

LARGE ISLAND KITCHEN WITH LOTS OF CABINET AND COUNTERSPACE. RECESSED LIGHTS, CROWN MOLDING, TILE FLOORS, ELECTRIC COOKTOP. CABINETS ARE LIGHT WOOD COLOR WITH TILE BACKSPLASH, WINDOW OVER KITCHEN SINK, BREAKFAST AREA, PULL OUT CABINET FOR TRASH, BREAKFAST BAR, FRIDGE INCLUDED.

TWO WALK IN PANTRIES IN KITCHEN. ONE OF THEM CAN BE CONVERTED TO AN ELEVATOR TO SECOND FLOOR.

TEXAS SIZED PRIMARY BEDROOM WITH HIS AND HERS BATHS, TRAY CEILING, RECESSED LIGHTS, CEILING FAN, WALK IN CLOSET. ONE BATH FEATURES A JACUZZI TUB, AND THE OTHER FEATURES A STALL SHOWER, AND BOTH HAVE WALK-IN CLOSETS. BOTH BATHS HAVE LOTS OF BUILT-INS FOR STORAGE.

SITTING ROOM ADJOINS PRIMARY BED, AND CAN BE ANOTHER BEDROOM, OFFICE OR NURSERY. HAS TRAY CEILING, HARDWOODS.

**LARGE HALL UP WITH WET BAR AND STORAGE. CLOSET ACROSS FROM WET BAR CAN BE CONVERTED TO AN ELEVATOR GOING DOWN TO KITCHEN.**

**LARGE SECONDARY BEDROOMS WITH WALK IN CLOSETS AND TRAY CEILINGS. ONE BEDROOM HAS A JULIETTE BALCONY.**

**SECONDARY BEDROOM UP CONNECTS TO FULL BATH IN HALL, HAS WALK IN CLOSET AND LARGE CEILING FAN.**

**LAUNDRY ROOM ON SECOND FLOOR WITH BUILT-INS. WASHER AND DRYER INCLUDED.**

**FLEX SPACE ON THIRD FLOOR WITH ATTIC ACCESS TO HOT WATER HEATER AND HVAC UNIT**

**BACK PATIO WITH SMALL POOL WITH WATERFALL FEATURE**