

# 4115 N Boulevard Park

COMPASS

## Features & Amenities



### House Overview

<b>Bedrooms</b>	3/4
<b>Baths</b>	3 Full + 1 Half Bath
<b>Square Feet</b>	2,974 per HCAD
<b>Lot Size</b>	2,972 per HCAD
<b>Year Built</b>	1997 per HCAD
<b>Garage</b>	2 Car Attached
<b>Neighborhood</b>	Rice/Museum District

### OVERALL

- Built by reputable Lovett Homes
- Fabulous lock & leave home with easy maintenance in unbeatable location
- Extensively renovated, 2020
- New hardwood floors, 2020
- New roof, 2019
- Meticulously cared for, per seller
- Elevator capable
- Prestigious gated community of North Boulevard Park with strong, tight-knit community, per seller
- Electronic driveway gate
- Guest parking
- HOA covers insurance (common areas), limited access gates, trash removal, water and sewer
- Water heater- 2015 with a 12 year transferable warranty
- Walking distance to popular restaurants, coffee shops, bars: Local Foods, Gratify, Hungrys, 60 Vines, Hopdoddy, Sweetgreens, Goode Company BBQ, Van Leeuwen Ice Cream, Grinder's Coffee, Little Woodrow's, Goode's

Armadillo Palace -- to name just a few!

- Walking distance to Rice University & oak tree-lined walking/running trail around the Rice University Loop
- Biking distance or short drive to Medical Center
- Minutes to shopping/dining in Rice Village, River Oaks Area and Upper Kirby
- Close proximity to Downtown, Medical Center, Hermann Park, Theater District, Museum District, Galleria area, Buffalo Bayou Park walk/run/bike trails
- Easy access to major freeways including 59, 610, 45

### FRONT EXTERIOR

- Brick exterior
- Attached 2 car garage with room for fridge, storage and storage shelves
- 2 gas lanterns, 2016
- Ring doorbell

### BACK EXTERIOR

- Large fenced-in backyard with professional landscaping
- Raised patio with flagstone floor

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



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### BACK EXTERIOR (continued)

- Pebbled/rock yard for easy maintenance
- Garden lighting
- Ring security camera and flood lights
- Gutters
- Sprinkler system installed

### ENTRY

- New hardwood floor, 2020
- Room for entry furniture
- Plantation shutters
- Stairway with iron balusters and hardwood railing
- Double crown molding
- Recessed LED can lighting
- Door to attached two car garage
- Deep coat/storage closet that is elevator capable with another storage closet at the top of the stairs

### LIVING ROOM

- New hardwood floor, 2020
- Recessed LED can lighting
- Gas log fireplace with stone tile surround and wood mantle, 2020
- Double crown molding
- Large wall to showcase art
- Plantation shutters
- Large windows and double doors with custom window treatments overlooking backyard
- Large squared openings to kitchen and dining room. Perfect for entertaining and everyday use

### FORMAL DINING ROOM

- Conveniently located between kitchen and living room
- New hardwood floor, 2020
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- Large wall spaces to showcase art
- Designer Gambit light fixture
- Impressive built-in bar:
  - Tons of storage
  - Slow close cabinets/drawers
  - Pull-out drawers inside lower cabinets
  - Glass-front display cabinets with overhead lighting
  - Under cabinet lighting
  - Mercury glass backsplash
  - Quartzite countertop

### KITCHEN

- Extensively renovated in 2020
- Kitchen island with breakfast bar seating
- New hardwood floor, 2020
- Gorgeous quartzite countertops, 2020
- Detailed mosaic glass tile backsplash, 2020
- Stainless steel GE monogram 5 burner gas cooktop, 2020
- Stainless steel GE double ovens with one being convection, 2017
- Stainless steel microwave
- Stainless steel dishwasher, 2020
- Pantry closet
- Double basin stainless steel sink
- Under cabinet lighting
- Tons of storage
- Glass front storage cabinets
- Decorative wood accent on ceiling with LED recessed can lights above island
- Double crown molding
- Open to breakfast area

### BREAKFAST AREA

- Open floor plan with kitchen
- New hardwood floor, 2020

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### BREAKFAST AREA (continued)

- Designer light fixture by Savoy House
- Double crown molding
- Large windows and french doors opening to backyard
- Windows/Doors have custom window shades

### POWDER ROOM

- Updated, 2020
- Decorative wallpaper, 2020
- Vanity with marble countertop and storage underneath
- Decorative mirror

### GAME ROOM

- Flexible space that could be used as a home gym, playroom, home office, guest bedroom or in this case, all of the above!
- Located on the third floor
- New sisal carpet, 2020
- Ceiling fan
- Recessed LED can lighting
- Skylight with plantation shutters
- Window nooks with window seats and storage
- Closet with floored attic space
- Ceiling speakers
- EN-SUITE BATHROOM
  - Vanity with storage
  - Quartz countertop
  - Shower with frameless shower door and decorative tile inlay
  - Massive walk-in closet

### FLEX ROOM

- Located just off game room
- French doors
- Attic with floored storage space

- Sisal carpet

### PRIMARY SUITE

- Located on the 2nd floor and favorably positioned in the back of the house compared to other layouts in the community positioned in the front
- Impressive, large room vaulted ceiling
- New modern ceiling fan, 2020
- New plush carpet, 2020. Note: meticulously taken care of with shoes never being worn on it
- Crown molding
- Recessed LED can lighting
- Plantation shutters
- Room for sitting area

### PRIMARY BATHROOM

- Extensively renovated in 2016
- Spa-like primary bathroom
- High, vaulted ceiling with decorative light fixture
- Separate vanities/sinks
- One vanity has knee space for stool
- Tons of storage cabinets and 2 medicine cabinets
- Large soaking tub situated under a large window with plantation shutters
- Walk-in shower with bench and separate handheld sprayer and frameless glass shower door
- 2 linen cabinets
- 2 separate walk-in closets
- Separate water closet

### SECONDARY BEDROOM #1

- Located on the 2nd floor
- Plantation shutters
- Ceiling fan/light fixture
- Carpet, installed in 2020

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### SECONDARY BEDROOM #1 (continued)

- Double door wall closet
- Crown molding

### SECONDARY BEDROOM #2

- Located on the 2nd floor
- Plantation shutters
- Ceiling fan/light fixture
- Carpet, installed in 2020
- Double door wall closet
- Crown molding

### GUEST BATHROOM

- Remodeled in 2016
- Located on the 2nd level for guest bedrooms #1 & #2
- Tub/shower combination with decorative mosaic tile inlay
- Storage below vanity
- Medicine cabinet
- Quartz countertop

### UTILITY ROOM

- Conveniently located on the 2nd floor with the bedrooms
- Washer/dryer connections
- Dry bar
- Storage shelves