

Notable Features + Amenities

4 Beds | 4.5 Baths
4,831 Sq. Ft.* | Lot: 7,643 Sq. Ft. | 2012**

Key Features:

- Beauty meets function in this move-in ready home
- Premium location within Braes Heights
- First Floor Primary Suite
- Game + Media Room
- Numerous updates made in 2022:
 - Painted interior & exterior
 - Refinished hardwood floors
 - Hot water heaters & AC coils
 - LED lights
 - Epoxy garage flooring
 - Repaved driveway
 - Front porch tile
 - Kitchen & bar backsplash
- Turfed backyard (2019)
- 3-car garage
- Tons of storage

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

Kitchen:

- Open to the Family Room and Breakfast Room
- Thermador stainless-steel appliances:
 - Built-in refrigerator & freezer
 - Double oven
 - Gas cooktop
 - Built-in microwave
 - Dishwasher
- Oversized island with Breakfast Bar & storage on both sides
- LED recessed lights & under-cabinet lights
- Fantastic functionality with substantial counter space, cabinet & drawer storage & a spacious Pantry
- Soft-close drawers
- Storage organization drawers in lower cabinets
- Glass-front upper display cabinets with lighting
- Recently updated:
 - Subway tile backsplash
 - Refinished hardwood floors (2022)
 - Paint (2022)

Breakfast Room:

- Spacious with a beautiful light fixture
- Recently refinished hardwood floors (2022)
- Recent paint (2022)
- Large windows supplying wonderful natural light and views of the backyard

Family Room:

- Sizable and open to Kitchen and Breakfast Room
- Recently refinished hardwood floors (2022)
- Built-in cabinets & display shelves
- LED recessed lights
- Gas log fireplace with stone hearth and mantle
- Recent paint (2022)
- Built-in ceiling speakers
- Glass French doors and a wall of windows providing wonderful natural light as well as access to and views of the backyard

Dining Room & Bar:

- Recently refinished hardwood floors (2022)
- Recent paint (2022)
- Beautiful light fixture
- Bar:
 - Recent subway tile backsplash
 - Glass-front display cabinets with lighting
 - Wine fridge
 - Serving bar
 - Built-in drawers & cabinets
 - Adjacent built-in hutch with wine bottle storage
 - Conveniently situated between the Kitchen, Dining & Family Rooms

Home Office:

- Wall of shelves for books, décor & storage
- Recently refinished hardwood floors (2022)
- Gorgeous millwork
- Glass French doors
- Large windows, with plantation shutters, providing tons of natural light
- Recent paint (2022)
- Flexible as a Home Office, Playroom or Flex Room

Owners' Retreat (First Floor):

- Spacious with raised ceiling detail
- Large windows and patio door providing views and access to the backyard
- Recently refinished hardwood floors (2022)
- Recent paint (2022)
- Huge walk-in closet with tons of shelving
- Owners' Bathroom (19x7):
 - 2 large vanities
 - Built-in make-up vanity with large mirror
 - Soaking tub with jets
 - Separate walk-in shower with 3 shower heads & bench
 - Enclosed toilet room with storage cabinet
 - Linen cabinet
 - Large window, supplying wonderful natural light

Secondary Bedrooms & Bathrooms:

- Three 2nd floor Secondary Bedrooms with large windows, high ceilings & spacious, walk-in closets
- All bedrooms feature en-suite bathrooms with tub/shower, linen cabinets & large vanities

Game Room & Media Room:

- Game Room:
 - Spacious with raised ceiling detail
 - Dry Bar
 - Large windows
 - Recently refinished hardwood floors (2022)
- Media Room:
 - Spacious with raised ceiling detail
 - Wired for sound
 - Built-in storage cabinet
 - Double doors and carpet, perfect for sound control
 - Raised and connected to Game Room
- Recent paint (2022)
- Conveniently situated between 2nd floor Secondary Bedrooms

Outdoor:

- Backyard:
 - All turf (2019)
 - Covered Patio
 - Summer Kitchen with grill and mini-fridge
- Basketball goal mounted off of driveway
- 2 large, majestic Live Oak trees in front yard
- Stone & recently re-painted stucco exterior
- Re-paved driveway (2022)
- Updated tile on front porch (2022)
- Recent surveillance cameras
- Updated drainage & grading

Functional/Utilitarian Features:

- 2 recent hot water heaters (2022)
- 2 recent coils (2022 – 1st & 2nd floor units)
- First floor Half-Bath
- Utility Room featuring:
 - Sink
 - Hanging space
 - Folding counter
 - Tons of built-in cabinetry
- Updated LED lights throughout
- Tons of storage
- Solid core doors
- Toto toilets throughout
- Fabulous 3-car garage featuring:
 - Tons of built-in storage shelves & hooks
 - Recent epoxy garage flooring (2022)
 - Cinder block wall base

All information per sellers. Please independently verify. *Appraisal **HCAD

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