

## AMENITIES & VENUES

### FRONT FACADE

- Board & batten cement board exterior
- Solid wood front door with six paned accent glass flanked by sidelights
- Auto-locking keypad on front door
- Plantation Shutter window coverings
- Stained wood garage doors with front overhang & 4 coordinating six-pane glass accents
- Cedar posts
- Gray tiled porch & garage entry
- Front metal accent roof along with composition shingle upper roof
- Double-wide driveway
- Tongue & groove porch ceiling

### LIVING

- Marble surround gas log fireplace with wood carpentry
- Lower storage cabinets & floating shelves flank the fireplace
- Ceiling fan

### DINING

- 13' x 18' open space
- Box-paneled accent wall
- Attractive gold-toned chandelier
- Access to butler's pantry/wine grotto

### BUTLER'S PANTRY/WINE GROTTTO

- 6' x 7' space
- Quartz countertops
- Marble backsplash
- Built-in wine storage
- Beverage refrigerator
- Custom cabinets and drawers

### POWDER ROOM

- Framed mirror
- Custom-built vanity
- Quartz countertop
- Wood flooring

### TWO HOME OFFICES

- DOWNSTAIRS - 10' x 15'
  - Double glass doors
  - Large window overlooking front yard
- UPSTAIRS
  - Built-in desk with Quartz countertop
  - Custom wood cabinetry
  - Window for natural light
  - Electronic tower

### TWO MUD AREAS

- FRONT
  - Tucked away off living space
  - Paneled wall with hooks, seat & shelf
- BACK
  - 10' x 6'
  - Paneled wall with hooks, seat & shelf
  - Located just outside of garage

### KITCHEN

- Thermador appliance package
- 48" 6-burner range with griddle & double ovens
- Quartz countertops & Marble backsplash
- 8' island storage & overhang for seating
- Tremendous storage
- Shaded pendant lighting
- Dramatic dark gray custom cabinetry
- Apron-front porcelain sink
- Gold-tone accent hardware
- Soft-close drawers
- Soft-close cabinets

### PANTRY

- 8' x 11'
- 12" shelving

### BREAKFAST SPACE

- 10' x 13' open space
- Tasteful gold-toned chandelier
- Overlooking covered porch through extension sliding glass doors

## AMENITIES & VENUES

### GAME/MEDIA ROOM

- 15' x 16' multi-use room
- Solid oak floors

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### PRIMARY SUITE

- 16' x 19' primary bedroom through two-paneled double doors
- Beamed ceiling
- Built-in private coffee bar with upper glass-front cabinets
- Ceiling fan

### PRIMARY BATHS

- Marble flooring
- Marble wainscoting
- Dual vanities
- Seated vanity space
- Freestanding soaking tub with frosted window for natural light
- Gold toned fixtures
- Oversized marble-tiled shower
- Custom-made cabinetry in striking gray
- Gold framed mirrors
- On-trend gold sconce lighting

### PRIMARY CLOSET

- Large 11' x 13' space
- Two built-in chest of drawers
- Shoe compartments
- Quartz-topped packing island
- Gray accented island base
- Wood Floors

### SECONDARY BEDROOMS/BATHS

- Three oversized bedrooms (12'x13', 15'x15', 12'x13')
- Each bedroom has an ensuite bath with quartz counters & designer tile
- All have walk-in closets

### LAUNDRY

- Large 8' x 15' laundry room
- Marble decorative tile flooring
- Built-in cabinetry
- Quartz countertop
- Large basin sink
- Plumbed for electric or gas dryer

### BACK YARD

- Covered patio with ceiling fan
- Tongue & groove ceiling
- Large green space (space for pool)
- Privacy fence encloses entire backyard
- Preserved mature tree

### MECHANICALS

- HVAC surge protection
- Whole house filtered water system
- Filtered water dispenser at kitchen sink
- Attic Fan
- Two 50-gallon gas water heaters

### OTHER

- Builder: New Oak Homes
- Control 4 smart home automation system
- Security alarm & cameras
- Wi-Fi booster
- Surround sound
- Epoxy-coated garage floor
- Solid Oaks flooring (no carpeting)
- Irrigation system front & back
- Gutters

### AREA

- .2 miles to Stevens Elementary
- .5 miles to Black Middle School
- 1 mile to Oak Forest Park
- 1.4 miles to the 610 Loop
- 1.9 miles to Highway 290
- 3.6 miles to Interstate 10
- 5 miles to Houston Heights
- 6 miles to Uptown
- 11 miles to Downtown
- 14 miles to Energy Corridor

## AMENITIES & VENUES

### THINGS TO DO

- 14 Pews Movie House
- Heights Theater Live Music
- HITS Theatre
- Joasis Dog Swimming & Dock Diving
- Oak Forest Neighborhood Library
- Oak Forest Park
- Pengu Swim School
- TC Jester Dog Park
- The Dog Gym
- Theatre Suburbia
- White Oak Bayou Trail

### FITNESS

- Bayou City Crossfit
- Body3 Personal Fitness
- Citizen Pilates
- F45 Training
- Foster YMCA
- HTX Fight Camp
- LA Fitness
- Planet Fitness
- Re/Forme Lagree Fitness
- Rig Dog Crossfit
- The League - Home of the Pack
- Yellow Rose Fitness

### COFFEE/TEA

- Adagio Tea
- Boomtown
- Common Bond
- Luce Coffee Roasters
- Slowpokes
- Starbucks on 43rd
- Sunday Press
- The Tea House

### RESTAURANTS

- Alladin Mediterranean Grill
- Bario
- BB's Tex-Orleans
- Cottonwood
- Crumbl Cookies
- d'Alba
- Jellyfish Sushi
- Les Baget
- Millie's Kitchen
- Local Table
- Saigon Hustle
- Sweetfrog Frozen Yogurt
- Tacos A Go-Go
- Tamashi
- Union Kitchen
- Upside Pub
- Valencia's Tex-Mex Garage

### BREWERIES/BARS

- Avonnak Distillery
- Cottonwood
- Decant Urban Winery
- Great Heights Brewing Company
- Plonk
- Wakefield Crowbar
- Walking Stick Brewery
- William Prince Distilling