



HARMAN RESIDENTIAL
REALTY GROUP

2134 Branard Street, Houston, Texas 77098-2406
3 Bed | 2.5 Bath | 3 Car Tandem Garage | Year Built 1935
2,506 Sq. Ft. | 6,250 Sq. Ft. Lot per Appr Dist.

Key Updates (2022)

- Two separate complete HVAC systems & ductwork to provide better interior temperature control
- White oak engineered flooring /w custom fit baseboards throughout interior of home
- Sheetrock & Insulation replaced throughout
- Low-E Double pane windows
- 30-year roof
- Gutters
- Electric panel /w GFCI outlets
- Rewired house /w copper wiring
- Foundation (Pier & Beam) repaired /w transferrable warranty
- Re-piped house /w PEX plumbing
- Sprinkler System
- Tankless Water Heater
- Resurfaced pool with jacuzzi, new tile & new Travertine decking
- Fully decked & fenced backyard
- Wood paneled rod iron auto driveway gate

Kitchen (22'0" x 8'9")

- Calcutta Miraggio 2cm Quartz countertops /w under cabinet lighting
- Custom cabinets & drawers built & painted on site
 - Pull out baking sheet & spice drawers
 - Soft close
- Tile backsplash
- LED recessed lighting
- Custom exhaust vent /w millwork trim
- Pot filler
- Kitchen island /w millwork trim & accent lighting
- Two LED pendant lights gold leaf/Dark bronze finish by Modern Forms
- Wine bar /w accent lighting & built-in wine bottle storage.

Appliances

- FORTÉ 48-inch stainless steel gas range
- 42" Dacor Built-In side-by-side stainless steel refrigerator (Energy Star Qualified)

Appliances (Cont'd)

- Microwave drawer /w electric open/close feature
- Bodega wine fridge
- LG 24" stainless steel dishwasher
- 15" Built in under cabinet ice maker
- Garbage disposal

Mud Room (12'3" x 8'2")

- Dual custom-built floor to ceiling Mud Bench's w/ ample storage
- Divided waterfall Washer & Dryer countertop
- Custom built sliding barn door

Half-Bathroom (2'11" x 8'0")

- Custom built vanity /w under mount sink
- Sliding pocket door

Informal Dining Room (22'0" x 11'8")

- Black framed double pane picture window
- White oak beam
- Sliding glass door
- Custom built-in desk
- LED recessed lighting

Primary Suite (15'5" x 14'1")

- White oak beam
- Chandelier

Primary Closet (15'4" x 5'10")

- Custom built ins /w soft close drawers & shelving

Primary Bathroom (6'10" x 20'3")

- Custom built floating white oak vanity /w dual under mount sinks, Venetian plastered vanity wall, accent lighting & Calcutta Miraggio 2cm quartz countertop
- Designer grade frameless glass enclosed Wet Room
 - Marble tile flooring
 - Venetian plastered back accent wall
 - Freestanding tub /w Delta Trinsic collection double handle wall mounted tub filler
 - Delta TempAssure 17T Series Thermostatic shower system /w integrated volume control, shower head, 3 body sprays & hand shower
 - Five spacious soap niches /w accent lighting
- Tile flooring
- Direct access to backyard

Family Room (30'11" x 17'1")

- Bright, spacious, and perfectly on-trend
- White oak engineered hardwood flooring /w custom fitted baseboards
- LED recessed lighting
- White oak beam
- Electric GAS fireplace

Second Bedroom (12'3" x 13'1)

- Remote operated designer ceiling fan /w light
- LED recessed lighting
- Spacious reach-in closet

Hall Bathroom (6'2" x 9'1")

- Custom white oak single vanity /w Calcutta Miraggio 2cm quartz
- Tub-Shower combo
- Tile flooring

Third Bedroom (11'7" x 12'11")

- LED recessed lighting
- Spacious reach-in closet