

6009A San Felipe Street

Uptown Living

Total Living Area: 3,122 Sq. Ft. (Builder)

Behind the Scene Quality Constructions

- Engineered piers below slab foundation
- 1 & 1/8th sub-flooring for exceptional rigid floor and 18" floor joists
- Energy efficient roof barrier
- Energy efficient double pane, low E Windows

Interior Features

- 3 Bedrooms
- 3 Full and 1 half baths
- Hardwood Stairs
- Wrought iron banister
- Wide baseboards
- Elevator capable to 3 levels
- Two Trane HVAC units 14 SEERs

FIRST FLOOR

Foyer

- Tile Flooring
- Coat Closet

Secondary Bedroom #3

- Hunter Douglas Top-Down/Bottom-Up Shade
- Lutron Smart Lighting Controls
- En-Suite full bath
- Walk-in closet
- Recessed lighting and ceiling light/fan w/ remote
- Access to outdoor area

SECOND FLOOR

Living and Dining

- Hunter Douglas Motorized Window Coverings
- Lutron Smart Lighting Controls
- Recessed lighting and ceiling light/fan w/ remote
- Hardwood flooring
- Wide baseboards
- Windowsill Trim-outs
- Living room prewire for surround sound
- 11' Ceiling

Kitchen and Seating Island

- Custom Italian walnut and high gloss white cabinets
- Recessed lighting
- Bosch 5 burner gas cooktop
- Bosch Energy Star Dishwasher
- Bosch oven/microwave combo
- 15" Undercounter wine center
- Silestone quartz countertops
- Under mount kitchen sink faucet
- High gloss white built-in pantry
- 11' Ceiling

THIRD FLOOR

Owner's Suite

- Hunter Douglas Top Down/Bottom- Up shades plus additional darkening shade
- Lutron Smart Lighting Controls
- Ceiling light/fan w/ remote and recessed lighting
- Large walk-in closet with custom built-ins
- Double sinks and knee space
- Soaking tub
- Separate Shower
- Hardwood flooring in bedroom and closet
- Tile flooring in Bath

Secondary Bedroom #2

- Hunter Douglas Top-Down/Bottom-Up Shades
- Lutron Smart Lighting Controls
- Recessed lighting and ceiling light/fan w/ remote
- Hardwood flooring
- Two walk-in closets
- En-Suite full bath

Exterior Features

- 2 Car garage
- Auto opener
- Private fully fenced outdoor area
- Private pedestrian entry gate
- Automatic gate opener
- Stucco and brick veneer and stucco cement board siding
- Exterior landscaping and sprinklers
- Private covered porch entry

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ADDITIONS TO HOUSE

- Hunter Douglas Shades
- Lutron Caséta Smart Lighting Controls
- Nest smart video doorbell with camera
- Built-In Storage System in Garage
- Garage workshop lighting – 4 LED light strips
- Kitchen in cabinet trash/recycle bins
- Kitchen pantry rev-a-shelf pullouts
- Protective Shelving Liners

TOP THINGS WE LOVE ABOUT THIS HOME

- Great commute to work - Centrally located – Ease of getting anywhere
- Beautifully constructed with quality engineering - foundation and floors
- Light and bright with lots of windows and little extras like additional windows in stairwell and guest washroom
- High ceilings
- Italian custom kitchen cabinetry
- Beautiful hardwoods, no carpet.
- Quality closet built-ins
- Small amiable gated community
- Walking distance to grocery store and local amenities
- Two Whole Foods and a Trader Joes 5 minutes away
- Surrounded by high end restaurants, cafés and bars
- Memorial Park Eastern Glades, & Sports Center with trails and PGA golf course (recently redone by the iconoclastic architect Tom Doak) ≈ 3 miles away
- Arboretum & Nature Center Trails ≈ 8 – 10 minutes away
- YMCA – a few blocks away.
- Easy access to medical center
- All amenities including fitness, personal care, health and medical facilities all nearby.
- Farmers Market ≈ 2 miles away
- Houstonian, Tennis club, Pilates and Yoga Studios
- Spas – Trellis, Post Oak Hotel