

3206 Aberdeen Way

Notable Features + Amenities

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4 Bedrooms | 3.5 Baths

3,764 Building Sq. Ft. | 10,306 Lot Sq. Ft. | Built in 2003

KEY FEATURES:

- Timeless, Warm & Inviting, move-in ready home
- Vintage reclaimed Chicagobrick exterior
- Oversized backyard: large patio, lush landscaping & a separately fenced butterfly garden and/or vegetable garden
- Brilliant natural light streams through high-end Marvin windows
- Designer touches throughout
- High-end wood flooring throughout (no carpet)

Library | Home Office:

- Block paneled, designer walls
- Three walls of built-in shelving and cabinets providing ample space for books and décor
- Gas-log & wood burning fireplace with black slate hearth, herringbone brick patterned interior, wood mantle & recent sconce accent lights.
- Built-in ceiling speakers
- Large windows, with custom window coverings, provide tons of natural light and views of the beautiful, lush landscaping
- French doors leading to Backyard
- Quarter sawn White Oak hardwood floors
- Flexible as a Library, Office, Formal Living Room, Playroom or other

Kitchen:

- Honed black slate countertops & backsplash
- Island with butcher block countertop
- High-end, Stainless-steel appliances:
 - Viking gas range with 6 burners & griddle
 - KitchenAid refrigerator & freezer (space provides room for larger or built-in refrigerator/freezer)
 - KitchenAid dishwasher
 - Sharp under-counter, built-in microwave
- Sink overlooking wall of windows providing wonderful natural light

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: (cont)

- Substantial cabinet storage, open shelving, drawer storage, trash drawer & counter space
- Shaker-style cabinetry
- Quarter sawn White Oak hardwood floors
- Walk-in Pantry with pegboard for extra pots/pans storage
- Open to the Breakfast Room and Family Room

Family Room:

- Open to Kitchen and Breakfast Room
- Built-in ceiling speakers
- Quarter sawn White Oak hardwood floors
- High-end windows & glass French doors provide wonderful natural light as well as access to and views of the beautiful backyard
- Custom window coverings
- Custom iron stair railing leading to 2nd floor
- French doors to Backyard

Dining Room & Butler's Pantry:

- Quarter sawn White Oak hardwood floors
- Designer brass light fixture
- Built-in ceiling speakers
- Large windows with custom window coverings
- Butler's Pantry:
 - Glass-front upper display cabinets

Dining Room & Butler's Pantry: (cont)

- Built-in drawers & cabinets
- Wine Enthusiast 18-bottle wine fridge
- Honed black slate countertops
- Under-cabinet lighting
- Window backsplash providing natural light
- Conveniently situated between the Kitchen & Dining Room

Breakfast Room:

- Wall of built-in cabinet storage
- Quarter sawn White Oak hardwood floors
- Designer brass light fixture
- Built-in ceiling speakers
- Conveniently situated between the Kitchen and Family Room

Flex Room(2ndfloor):

- Large windows
- White Oak wood floors
- Designer light fixture
- Functional as a play space, TV room, office/homework room

Owners' Retreat:

- Premium-grade White Oak wood floors
- Brilliant natural light through large windows with Pine shutters
- Spacious, optimized walk-in closet with 2 islands, drawers, tons of shelving & shoe cubbies
- Owners' Bathroom:
 - Two vanities with large custom mirrors
 - Built-in make-up vanity
 - Tile flooring
 - Soaking tub
 - Separate walk-in shower
 - Built-in linen cabinet

Secondary Bedrooms & Bathrooms:

- Three 2nd floor Secondary Bedrooms with premium grade White Oak wood floors, large windows & spacious closets with built-in storage
- One Secondary Bedroom features an en-suite bath and a wall of built-in bookshelves and window seat
- Two spacious Secondary Bathrooms with granite counters

Mudroom & Utility Room:

- Mudroom:
 - Spacious broom/coat/storage closet

Mudroom & Utility Room: (cont)

- Tile flooring, perfect for easy cleaning
- Built-in cabinetry
- Utility Room:
 - Sink
 - Shower (functional as a dog washing station)
 - Built-in cabinetry
 - Tile flooring

Functional & Notable Features:

- Garage (25 x 21):
 - Larger than average providing tons of room for storage
 - LiftMaster keypad
 - Plumbing available for future sink for gardening or workshop
 - Window
 - Built-in shelves
 - 2 doors with access to yard
 - Attic access
 - Attached/detached
- Entry:
 - Beautiful wood and glass front door
 - Recent, on-trend entry light fixture
 - Mail slot
- Half-Bath (1stfloor):
 - Beautiful wallpaper
 - Designer light fixtures & mirror
- Tons of storage throughout:
 - Attic (house & garage - Air-conditioned storage space in attic. Most of attic has flooring (~3/4)
 - Substantial built-in cabinets & shelving
 - Large under-stair closet
- High-end wood flooring: Quarter sawn white oak downstairs & high-grade white oak upstairs (no carpet)
- Iron custom stair railing
- Windows:
 - High-end Marvin windows
 - Tilt feature, e-gas & tinted glass
- Recessed lighting:LED & dimmable in many rooms
- Solid core doors throughout
- Mahogany exterior doors
- Builder: Philip Cowdin

Outdoor:

- Backyard:
 - Large Patio with wood arbor (23 x 14), ceiling fans, string lights, herringbone brick flooring & beautiful vines with orange flowers
 - Built-in speakers
 - Brick walkways
 - Separate fenced space for vegetable garden
 - Tons of room for pool + play space
 - Fenced in from driveway
- Beautiful, lush landscaping:
 - Spacious, fenced in butterfly garden with drains that can also service as a vegetable garden (30x20)
 - Raised flower beds in front yard with French drains and Mrs. G.G. Gerbing azaleas
 - Lemon tree
 - Weeping Oaks in front yard
 - Red Oak tree (flowers red & yellow)
 - Mexican Olive tree (flowers white)
 - Chinese Fringe tree (flowers white)
 - Dogwood tree (flowers white)
 - Magnolia Tree
 - Ginger plants
 - Egleston Holly trees
 - Tons of gorgeous flowers including Jasmine, Plumbago, Azaleas, Camellias, Peggy Martin roses lining the back fence & Peach Drift rose bushes lining the East fence
- Sprinkler system + irrigation for potted plants
- Vintage reclaimed Chicago brick exterior with 2 small sections of stucco
- Seam copper front porch roof
- Awning over Kitchen window
- Raised, pier & beam foundation
- No back neighbors
- House did not flood (garage has ~5 inches with no damage to garage or cars)