



## Notable Features + Amenities

A one-of-a-kind opportunity for a beautifully remodeled one-story Mid-Century Modern style home set on 1.9+ acres of rolling grounds that taper down to the Buffalo Bayou. The home was extensively remodeled in 2018 by the current owners in concert with Daniel Hall from Stern & Bucek Architects. The renovation included reworking/expanding the floorplan of the Primary suite, new windows and doors, new flooring, custom cabinetry, extensive bathroom and kitchen renovations, and much more! The open floorplan flows nicely for entertaining. Floor-to-ceiling windows along the rear of the home boast panoramic views of the expansive lot. The wooded back yard features a charming wooden bridge passage way to an outdoor entertainment area with garden and tool shed. The front drive allows for additional parking in the front of the home, and access to the 2-car attached garage. Zoned to Spring Branch ISD schools with easy access to I-10 and the 610 Loop.

**4 Bedrooms | 3 Full and 1 Half Baths | 2-Car Attached Garage**  
**4,658 Building Sq. Ft. (Per Appraiser) | 86,267 Lot Sq. Ft. (Per HCAD) | Built in 1968 (Per HCAD)**

### Miscellaneous Home Information:

- Extensively renovated in 2018 by current owners, Architect for renovation was Daniel Hall from Stern & Bucek Architects
- Renovation included new windows and doors, new floors, custom cabinetry, extensive bathroom renovations, reworking of the floorplan to expand Primary suite, and enhancements to the landscaping of the entire property
- Two hot water heaters; one replaced February 2021, and the other on November 2022
- Water supply pipes replaced in 2018 renovation
- Sewer lines to Primary bathroom and Powder bathroom replaced in 2018 renovation
- The house has automatic sprinkler systems around the house (2 independent systems). The property has multiple (7) automatic dripping systems to also water the multiple flower beds, vegetable garden and fruit trees in the yard
- The house has an installed water softener system
- Two outdoor speakers on rear deck
- Outdoor gas fire pit
- Tool shed in the backyard has ceiling light and fan on independent electricity meter

### Foyer – 16' x 10'

- 10' Ceiling
- Two full-lite windows
- 9' 6" Tall solid wood double doors for main entry
- 4-Candle custom chandelier
- Floor-to-ceiling stone accent wall
- Recessed accent lighting
- 5" Baseboards
- 24" Porcelain tile floors

### Living Room – 30' x 21'

- 17' Vaulted ceiling with wooden crossbeams
- Two full-lite sliding glass double doors to backyard flanked by full-lite sidelights
- Gas fireplace set in floor-to-ceiling stone accent wall with wooden mantel and raised wooden hearth
- Two brushed brass Sputnik-style chandeliers (Excluded)
- Recessed accent lighting
- Directional art lighting
- Two wall speakers
- 5" Baseboards
- 24" Porcelain tile floors

### Kitchen – 23' x 15'

- 16' Vaulted ceiling with two sky lights
- Quartzite countertops with marble slab full backsplash and waterfall edge to floor
- 60" Stainless steel Wolf range with six gas burners, 20" griddle, and dual full-size ovens
- Stainless-steel SubZero wine mini refrigerator
- Stainless-steel Wolf microwave drawer
- Stainless-steel Miele coffee maker

- SubZero full-size freezer with cabinet facade
- SubZero full-size refrigerator with cabinet facade
- Bosch dishwasher with cabinet facade (on island)
- Jenn-Air ice maker with cabinet facade
- Jenn-Air food warmer drawer with cabinet facade (on island)
- Oversized stainless-steel sink with restaurant-style stainless-steel faucet (on island)
- Countertop integrated vegetable sink with stainless steel faucet and filtered water dispenser
- 9' x 4'6" Island with marble countertop and waterfall edge to the floor
- Two overhead double door glass front display cabinets with LED lighting
- Seven overhead double door cabinets
- Six under-counter double door cabinets with custom storage solutions
- Seven under-counter single door cabinets with custom storage solutions
- Twenty-four under-counter drawers
- One under-counter trash bin drawer
- Pantry (7' x 4') with built-in storage and marble slab countertop
- Two wall speakers
- Recessed lighting
- 5" Baseboards
- 24" Porcelain tile floors

### Dining Room – 18' x 14'

- 14' Vaulted ceiling
- One 25- lite window
- Two 8-lite windows
- Serving bar from Kitchen with quartzite countertop
- Two overhead double door cabinets and two single door cabinets with glass fronts; each with three adjustable shelves and one with five adjustable shelves
- Five under-counter drawers
- Two under-counter double door cabinets
- Two under-counter single door cabinets
- Hubbarton Forge City Scape chandelier (Excluded)
- Two polished nickel wall sconces
- Wainscoting
- Recessed lighting
- 5" Baseboards
- 24" Porcelain tile floors

### Family Room/Breakfast Room – 25' x 18'

- 14' Vaulted ceiling
- Three full-lite windows
- Two sets of full-lite sliding glass double doors to backyard flanked by full-lite sidelights
- Stainless steel SubZero full-sized double door wine refrigerator (Excluded)
- Four wall mounted wooden display shelves
- 8-Candle brass chandelier
- Recessed lighting
- 5" Baseboards
- 24" Porcelain tile floors

### Powder Room – 5' x 5'

- 9' Ceiling
- Floating vanity cabinet with granite countertop and under-cabinet "toe-kick" lighting
- Granite vessel sink with stainless steel faucet
- One under-counter double door cabinet and two under-counter drawers
- Built-in mirror with LED back-lit frame
- Duravit commode
- Two hanging pendant light fixtures
- Recessed lighting
- Floor-to-ceiling tile wall coverings
- 24" Porcelain tile floors

### Primary Bedroom – 18' x 18'

- 14' Vaulted ceiling
- Four full-lite windows
- Set of full-lite sliding glass double doors to backyard flanked by full-lite sidelights
- Gas fireplace set in floor-to-ceiling stone accent wall with wooden mantel and stone hearth
- Two wall mounted "bedside" reading lamps
- Sliding pocket door to private bath
- Two wall speakers
- Ceiling fan with lighting
- Recessed lighting
- 5" Baseboards
- 24" Porcelain tile floors

### Primary Bathroom – 18' x 14'

- 16' Vaulted ceiling with skylight
- Three full-lite windows
- One full-lite glass door to backyard
- Floating vanity cabinet with Carrera marble slab countertop and dual integrated marble sinks with stainless steel faucets
- Four under-counter drawers
- Two oversized double door linen cabinets with adjustable shelving
- Freestanding soaking tub with stainless steel faucet
- Shower with glass enclosure, floor-to-ceiling porcelain tile surround, rainfall shower head, wall shower head, body sprayer, and shampoo shelf cutout
- Private lavatory closet (6' x 5') with Duravit commode, Duravit bidet, and floor-to-ceiling porcelain tile surround
- Coffee bar with Carrera marble countertop, mirrored backsplash, one overhead glass front display cabinet, four under-counter drawers, and one under-counter stainless steel Frigidaire wine refrigerator
- Amba Radiant Hardwired Straight towel warmer
- Two wall speakers
- Three stainless steel vanity wall sconces with frosted glass shades
- Recessed lighting
- 5" Baseboards
- 24" Porcelain tile floors

### Primary Closet 1 – 15' x 15'

- 14' Vaulted ceiling
- One 6-lite arched window with plantation shutters
- Two 8-lite windows with plantation shutters
- Two oversized double door wardrobe cabinets; each with four hanging rods and two open-faced shelves
- Four oversized double door cabinets with mirrored doors; each with one dress hanging rod and two overhead shelves
- One oversized double door cabinet with four drawers and custom shelving
- Three sets of six glass shoe display/storage shelves with LED lighting
- One set of six display shelves
- Packing island with marble countertop with waterfall edge to the floor, eighteen drawers, and two laundry hamper drawers
- Built-in makeup vanity with Carrera marble countertop, eleven drawers, two single door mirrored cabinets, and a full mirrored backsplash
- Coffee bar with Carrera marble countertop, mirrored backsplash, one overhead glass front display cabinet, four undercounter drawers, and one undercounter stainless-steel Frigidaire wine fridge
- 5-Candle brass light fixture
- Recessed lighting
- 5" Baseboards
- 24" Porcelain tile floors

### Primary Closet 2 – 9' x 8'

- 12' Vaulted ceiling
- One 8-lite window with plantation shutters
- Five hanging rods; one is dress height
- Six overhead double door cabinets
- Four open faced cabinets
- Three sets of adjustable shelving
- Eight built-in drawers
- Recessed lighting
- 5" Baseboards
- 24" Porcelain tile floors

### Bedroom 1 – 14' x 13'

- 14' Vaulted ceiling
- Two 4-lite windows with plantation shutters
- Built-in bookcase with five shelves and two drawers
- Two identical closets with mirrored doors and six shoe storage shelves
- Double door closet with two overhead shelves, fourteen drawers, and mirrored doors
- Ceiling fan with lighting
- 5" Baseboards
- 24" x 12" Porcelain tile floors

### Bedroom 2 – 14' x 13'

- 14' Vaulted ceiling
- Two 8-lite windows with plantation shutters
- Two George Kovacs bedside wall sconces
- Closet with two bi-fold doors with sixteen open shelves, eight under-counter drawers, and three hanging rods
- Craftmade Vogue Flat two blade fan
- 5" Baseboards
- Grey marble slab floor

### Bedroom 1 & 2 Shared Bathroom – 15' x 6'

- 14' Vaulted ceiling
- Vanity with granite countertop and backsplash
- Dual porcelain sinks with polished nickel hardware
- Two under-counter cabinets
- Four under-counter drawers
- Two polished nickel sconces with frosted glass shades
- Amba Radiant Hardwired Straight towel warmer
- Shower/ tub combo with glass door entry, 5" tile surround, and brushed nickel hardware
- Kohler commode
- Recessed lighting
- 24" x 12" Porcelain tile floors

### Bedroom 3 – 14' x 12'

- 14' Vaulted ceiling
- Three 8-lite windows with plantation shutters
- Set of eight built-in drawers with one double door cabinet above
- Closet with bi-fold double doors with four hanging rods, five built-in drawers, and two sets of built-in adjustable shelves
- Ceiling fan with lighting
- 5" Baseboards
- 24" x 12" Porcelain tile floors

### Bedroom 3 Bathroom – 10' x 6'

- 16' Vaulted ceiling with skylight
- Furniture style vanity cabinet with Carrera marble countertop and backsplash
- Porcelain sink with black faucet
- One under-counter double door cabinet
- Four under-counter drawers
- Kohler black porcelain commode
- Shower with glass enclosure and floor-to-ceiling porcelain tile surround
- Recessed lighting
- Porcelain tile accent wall
- 5" Baseboards
- 24" x 12" Porcelain tile floors

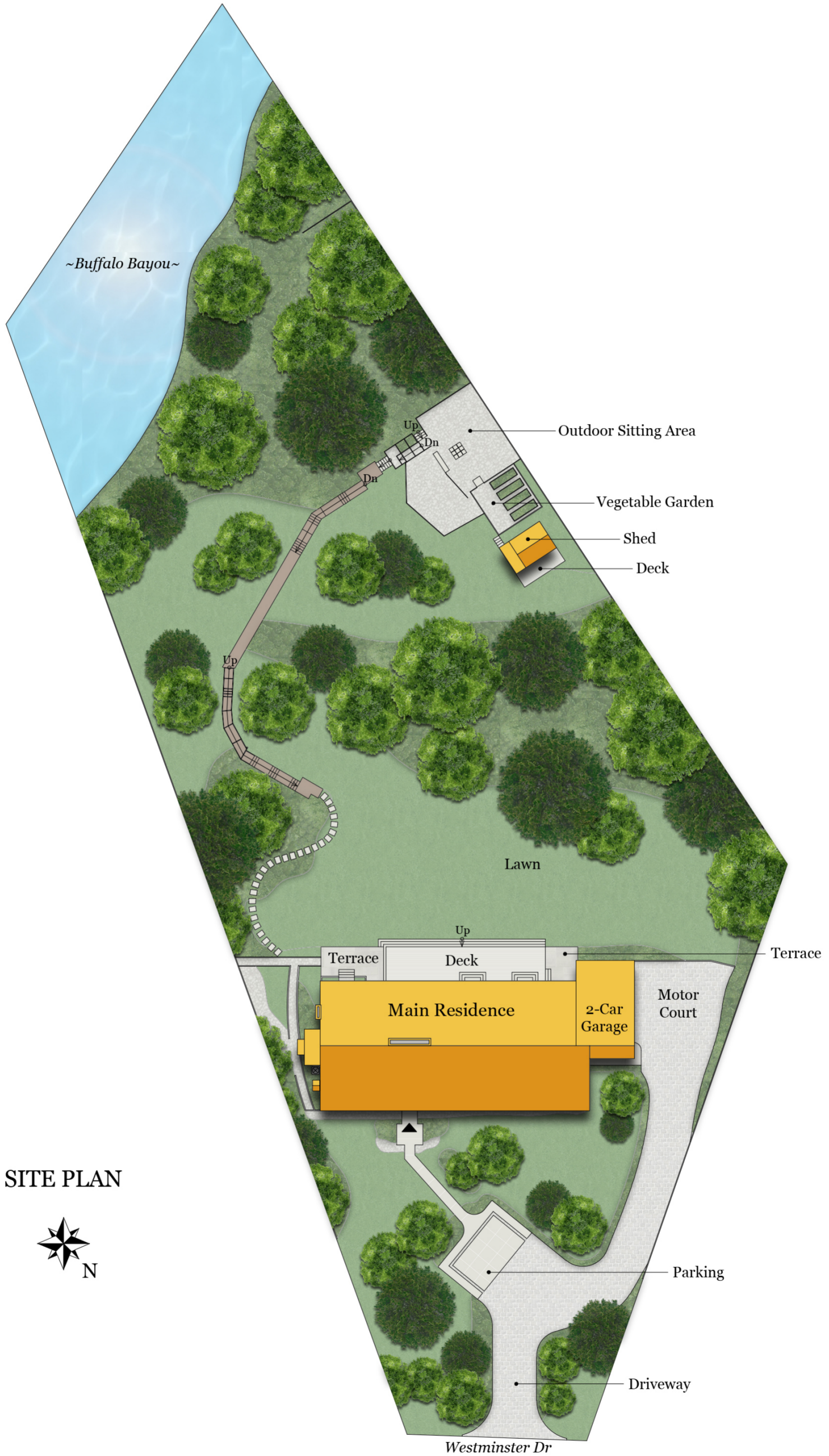
### Laundry Room/ Mud room – 14' x 8'

- 8' Ceiling
- One-full lite door to backyard
- Granite countertop with 4" subway tile porcelain backsplash
- Stainless-steel utility sink and faucet with hand sprayer
- Three double door under-counter cabinets
- One single door under-counter cabinet
- Nine under-counter drawers
- Seven overhead double door cabinets
- One overhead single door cabinet
- Double door linen closet with five shelves
- Room for full-size washer and dryer
- Recessed lighting
- 24" Porcelain tile floors

### Sunroom – 21' x 12'

- 9' Ceiling
- Floor-to-ceiling screened-in enclosure
- Wooden paneled wall
- Ceiling fan with lighting
- Recessed lighting
- 24" Tile floors









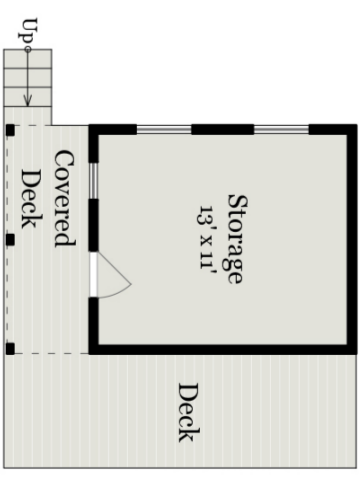
**Total Finished  
 Square Footage: 4,885 SQ FT**

Above-Grade: 4,885 SQ FT Below-Grade: N/A  
 Plus 476 SQ FT 2-Car Garage  
 Plus 39 SQ FT Storage (Main Residence)  
 Plus 168 SQ FT Shed  
*Calculated per ANSI Standard Z765-2003.*

\* Total Finished & Unfinished Square Footage: 5,568 SQ FT



**MAIN RESIDENCE**  
 4,885 SQ FT



**SHED**  
*(Not depicted in its true location)*  
 168 SQ FT