

4019 Tartan Lane

Margaret Vinson

Realtor-Associate®

713.806.2633

margaret.vinson@sothebys.realty



Notable Features + Amenities

4 Bedrooms | 4.5 Baths

3,760 Building Sq. Ft. | 8,205 Lot Sq. Ft. | Built in 2018

KEY FEATURES:

- Superior quality build by Frankel Design Build
- Timeless exterior with brick + cement board
- Pinterest-worthy cosmetics throughout
- Spacious backyard with charming playhouse, raised garden bed & room for a pool
- Brilliant natural light through large windows
- Front porch overlooking the majestic Live Oak trees and activities of the park

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 & Bellaire High
- Easy commute to Texas Medical Center, Rice University, Downtown, The Galleria & Greenway Plaza

Home Office:

- Wall of adjustable shelving, cabinets, drawers & built-in desk
- Closet providing space for AV equipment & extra storage
- Large windows with custom window coverings
- Recessed can lights
- Engineered wood floors
- Glass door and windows overlooking the beautiful home entry

Dining Room: (cont)

- Engineered wood floors
- Recessed can lights
- Built-in ceiling speakers
- Open to the Kitchen & Family Rooms

Family Room:

- Open to Kitchen and Dining Room
- Wall of windows with custom window coverings overlooking the backyard
- Fireplace with stone surround and hearth
- Built-in ceiling speakers
- Recessed can lights
- Engineered wood floors

Kitchen:

- Quartz counters
- Marble subway tile backsplash
- Large stained-wood island with breakfast bar, farmhouse sink & trash drawer
- Designer pendant light fixtures
- Stainless-steel Appliances:
 - Sub-Zero refrigerator
 - Wolf gas cooktop
 - Wolf double ovens
 - Wolf microwave
 - Bosch dishwasher
- Under-cabinet lighting & outlets
- Tons of counterspace & cabinet storage
- Built-in ceiling speakers
- Engineered wood floors
- Spacious, walk-in pantry

Dining Room:

- Spacious enough for a table of any shape
- Designer light fixture
- Large windows with custom window coverings overlooking the backyard and patio

All information per sellers. Please independently verify.

Owners' Retreat:

- Brilliant natural light through large windows with custom window coverings
- Window seat with built-in drawers & shelving
- Raised ceiling detail
- Built-in ceiling speakers
- Owners' Bathroom:
 - Two vanities with Carrara marble counters & large mirrors
 - Soaking tub
 - Separate walk-in shower with marble tile, bench & shower wand
 - Enclosed toilet room
 - Walk-in closet with built-in storage shelves & drawers

Secondary Bedrooms & Bathrooms:

- Three 2nd floor Secondary Bedrooms with large windows & spacious closets
- All en-suite Secondary Bathrooms featuring Quartz counters, penny tile flooring & subway tile shower surround
- Half-Bath (1st floor) with custom wood + glass vanity, Carrara marble countertop, beautiful brass pendants, on-trend brass mirror and engineered wood floors

Game Room:

- Oversized, providing tons of options for use of space
- Built-in ceiling speakers
- Recessed can lights
- Engineered wood floors
- Large windows with custom window coverings
- Raised ceiling detail
- Conveniently situated on the landing between the 1st and 2nd floors
- Also functional as a Playroom, Workout Room or other

Functional & Notable Features:

- Mudroom with built-in cubbies, cabinets & bench
- Utility Room (2nd floor) with sink, herringbone tile flooring & built-in cabinetry
- Navien tankless water heater
- Marvin windows throughout
- Solid core doors throughout
- Beautiful wood and glass double front doors
- Surround sound in & out (app controlled via Denon HEOS)
- Crown molding throughout
- Oversized attached 2-car garage with storage space
- Wired for generator

Outdoor:

- Backyard:
 - Covered patio with built-in grill
 - Charming playhouse
 - Back fence lined with 14' Holly trees for privacy, accented with outdoor lighting
 - Raised garden bed with sprinkler system
 - Spacious with tons of room for pool + play space
- Covered front porch with Travertine front flooring & steps
- Brick & cement board exterior
- Sprinkler system
- Landscape lighting
- Wired for cameras
- Beautiful, lush landscaping
- Across from Karl Young Park offering a plethora of activities including:
 - Tennis court
 - Basketball court
 - Play equipment
 - Shaded pavilion
 - Walking/running path
 - Large field for soccer, playing catch, kite flying or other

All information per sellers. Please independently verify.