

5526 Darling St, Unit D

Features & Amenities

COMPASS



House Overview

Bedrooms	3
Baths	3 Full +1 Half Bath
Square Feet	2,201 per HCAD
Lot Size	1,667 per HCAD
Year Built	2015 per HCAD
Garage	2 Car Attached
Neighborhood	Cottage Grove

OVERALL

- Fabulous free standing home in desirable Cottage Grove
- Desirable location at the end of a community that provides ample parking for guests
- Only one neighbor
- Tall ceilings throughout
- All bedrooms have private en-suite bathrooms
- Living area all on one floor
- Fabulous central location for access to downtown, Texas Medical Center, Galleria, and energy corridor
- Fridge, washer, dryer included!
- EV Charger (included)
- Portable generator ready to power the house in case of outage just plug and play!
- Many outlets upgraded and ready for USB-A and USB-C cables
- NO HOA!
- Great location with easy access to I-10, 6-10, 290 and 45.

- Close to popular dining shopping, and hike & bike trails!
- Close to Cottage Grove Park, Bayou Park, Memorial Park
- Access to the Hike & Bike Path trail which connects seamlessly to all inner-loop Hike & Bike Paths such as the White Oak Bayou, the Heights and Buffalo Bayou!
- NEVER FLOODED!

EXTERIOR

- Attached 2 car garage with automatic garage door opener + wifi connection for smart home control
- Garage includes built in storage shelves, 2 fans
- Garage has a 50A Grizzle Avalanche Edition charger for your electric vehicle. This is the fastest charger for a non Tesla outlet. 240V outlet installed with a permit

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



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- On the outside of the home is a 50A outlet that you can plug a portable generator into the house to power it. Note: Generator not included, but will include the cable for connection which is approximately \$200.
- Recently power washed, June 2023
- Security cameras, included
- Charming twinkle lights, included
- Extra parking at the end of the driveway for guests.
- Jasmine vine growing along the fence in a "X" shape
- Fully fenced in entrance that leads to side yard with turf and entrance
- Back space has a vegetable/herb box

ENTRY

- Can be completely keyless (garage door and all doors can be locked/unlocked using a smartphone)
- Kwikset smart key for easy re-keying (no need to call a locksmith!) for majority of locks.
- Front door has fingerprint lock and wifi enabled
- Door to attached garage is bluetooth enabled
- Back door is wifi enabled and synced to Brinks security system
- Wide entry space with room for entry furniture
- Hooks for jackets (included)

LIVING ROOM

- Open floor plan with dining room and kitchen, ideal for entertaining
- Soaring 12 foot ceilings
- 2 attached CB2 bookshelves to store books and feature decorative items
- Bracket already installed for your tv to be easily hung
- Built in bookshelves with adjustable shelving and knee space for desk
- Large windows with window blinds
- Gleaming hardwood floors

- Recessed can lighting
- Crown molding
- Modern ceiling fan/light fixture

FORMAL DINING ROOM

- Perfectly situated between the kitchen and living room; great for entertaining!
- Hardwood floors
- Recessed can lighting
- Crown molding

KITCHEN

- Open to dining room and living room
- Breakfast bar with barstools (included)
- Marble subway tile backsplash
- Quartz countertops
- Tons of storage cabinets
- Pantry with outlets to plug in additional appliances
- Whirlpool Stainless steel french door fridge with 2 freezer drawers and exterior ice maker and water filter (included)
- Whirlpool stainless steel dishwasher
- Whirlpool stainless steel gas range with 4 burners and lower oven
- Whirlpool stainless steel built in microwave with vent fan above range
- Stainless steel double basin sink with stainless steel pull down faucet situated under a window
- Large window with window blinds
- Hardwood floors
- Recessed can lighting
- Crown molding

POWDER ROOM

- Located on the 2nd floor with living spaces
- Pedestal sink
- Vanity lights

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PRIMARY SUITE

- Located on the 3rd floor with secondary bedroom #1
- Spacious room with space for a sitting area
- 1 of 2 walk-in closets located in bedroom
- Windows with window blinds and drapes
- Ceiling fan/light with remote
- Recessed can lighting
- Tall ceilings

UTILITY ROOM

- Located on the 3rd floor with primary bedroom and secondary bedroom #1
- Washer/dryer included
- Storage cabinets
- Linen closet next to it

PRIMARY BATHROOM

- Large vanity with dual sinks
- Quartz countertops
- 2 vanity lights
- Free standing soaking tub
- Walk-in shower with glass surround and bench seat
- 1 of 2 walk-in closets

SECONDARY BEDROOM #1

- Located on the 3rd floor with primary bedroom
- Spacious room
- Window with window blinds
- Plush carpet
- Ceiling fan/light fixture
- ENSUITE BATHROOM
 - Vanity with storage
 - Mirror with vanity light
 - Tub/shower combination
 - Walk-in closet

SECONDARY BEDROOM #2

- Located on the 1st floor
- Flexible space that could function as a home office, gym or guest room
- Door to back exterior
- Built in storage shelves (included)
- Window with window blinds
- ENSUITE BATHROOM
 - Vanity with storage
 - Mirror with vanity light
 - Tub/shower combination
 - Large closet

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