



## **2116 Banks: Room by Room Property Description**

Chic and thoughtful updates abound in this 4 bedroom, 3 bath Boulevard Oaks home. Stylishly renovated kitchen with concrete counters, island, Wolf oven and Subzero fridge/freezer. The kitchen is open to a sun filled family area and breakfast space with built in banquette seating and storage. The first floor suite includes a renovated bath with Cole & Sons wallpaper. The dining room showcases a hidden bar closet and Phillip Jeffries grass cloth wallpaper. Multiple storage closets. The primary suite, added in 2018, includes vaulted ceilings, walk-in closet and sizable bathroom. Other improvements feature updated electrical, refinished hardwood flooring and custom window treatments throughout, extensive landscaping upgrades, irrigation system and artificial turf back yard. Tankless water heater downstairs and (2023) tank water heater upstairs. Located just a quarter mile from iconic North and South Boulevards – perfect for walking and jogging amongst more than 2 miles of 100+ year old oaks. Walkable to Poe Elementary, amazing restaurants and shopping. Easily accessible to freeways and short commutes to Medical Center and downtown.

### **LIVING ROOM: 16 x 13**

Showcases the refinished hardwood flooring throughout  
Neutral shades

### **FORMAL DINING: 12 x 12**

Phillip Jeffries grass cloth wallpaper  
Hidden bar closet  
Custom drapery

### **KITCHEN: 18 x 14**

Concrete counters and concrete sink  
Subzero refrigerator and freezer, paneled  
Wolf oven  
KitchenAid dishwasher  
KitchenAid ice maker  
Custom cabinetry  
Stylish flush mount lighting

### **BREAKFAST ROOM: 11 x 7**

Built-in, upholstered banquette with storage in bench seating  
Remodeled in 2018, previously the utility room

### **FAMILY ROOM: 13 x 10**

Sun filled room adjacent to the kitchen  
Access to spacious back yard

### **DOWNSTAIRS SUITE: 12 x 12**

Secondary bedroom with window treatments  
Full bath featuring Cole & Sons wallpaper, glazed ceramic tiles and stone flooring

### **PRIMARY SUITE (2018): 16 x 16**

Vaulted ceilings  
Sconce lighting  
New Windows



**PRIMARY SUITE continued:**

Bath with penny tile, double sinks, soaking tub, Restoration Hardware brass plumbing fixtures  
Walk-in closet

**2<sup>ND</sup> FLOOR SECONDARIES:**

Two bedrooms (both 12x12)  
Shared bath that was updated in 2018  
Custom window treatments  
Girls shared bedroom has walk-in closet

**EXTERIOR:**

Mature trees and manicured beds in the front  
Irrigation system front and back  
Eagleston Holly trees  
Spot and perimeter lighting in the back  
High fence  
Artificial turf and fenced back yard  
Covered side yard for storage

**SYSTEMS/OTHER UPDATES:**

Primary suite added – enclosed porch and addition of primary bed, bath and closet (2018)  
Knob and Tube electrical removed and updated (2017)  
Kitchen updated with new concrete counters and sink, plus new cabinets (2018)  
Modern recessed can lighting (2018)  
Refinished hardwoods throughout (2018)  
Chic light fixtures and window treatments throughout (2018)  
New tank water heater servicing the upstairs (2023)  
- Downstairs has a tankless water heater  
Two secondary baths updated (2018)  
Utility Room moved upstairs (2018)

**2116 BANKS EXCLUDED ITEMS:** washer, dryer, two (2) Noguchi light fixtures - one in downstairs guest room and other in northeast secondary room upstairs; Serge Mouillee dining room light fixture, silver flush mount light fixture adjacent to kitchen; select drapery tbd.