

3746 Durness Way

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## Notable Features + Amenities

**Mediterranean villa mixing French tastes with modern vibes. Features include study, spacious living spaces, wall of windows looking for amazing backyard, guest en-suite downstairs, primary retreat upstairs along with 3 additional bedrooms plus large third floor media room with full bath. This 4897 square foot home on a 7616 square foot lot featuring hand-troweled stucco exterior on an interior street in desirable Braes Heights minutes to the Medical Center, Schools, Stella Link Library, YMCA, Parks, shops & eateries.**

### Recent Updates (Aug 2022 -July 2023)

- New roof with 30yr warranty
- New driveway and sidewalk
- New pool plaster (pebbled finish) and decking
- New 9 ft cedar wood privacy fence
- Fresh interior paint
- Refinished and painted kitchen cabinets
- New kitchen cooktop and backsplash
- New fixtures installed in entry, study, dining and breakfast
- New subfloor insulation
- New epoxy floor in garage
- Refinished front and garage doors
- New outdoor grill
- New carpet in bedrooms

### Home Features

- Whole home fire sprinkler system
- Security system with motion detection
- Central vacuum with floor sweeps
- Surround sound on first and second floors plus patio
- Dual extra-large 40 and 50 gallon water heaters
- Custom electrical wiring with light dimmers, multi-way switches throughout, z-wave enabled
- Wet bar w/instant hot water & filter
- Nets and multi-sensor Ecobee thermostats on all floors
- Radiant-barrier and 12" blown-in insulation in attic
- Three HVAC units

### Other

- Braeswood Place Homeowners Association – [www.braeswoodplace.org](http://www.braeswoodplace.org)
- Survey and Elevation Certificate available upon request
- Foundation repair information available with transferrable warranty
- Flood Policy available upon request - \$2168 annually
- Property had some water in the garage during Harvey, for about 6-8 hours, but not inside the house. Water reached half the steps leading up to the house. Since this included crawl space under the house, post Harvey the sellers replaced insulation under the house. In Harvey, the street flooded for about 12 hours in and out.

### Additional Information

- There are 2 secret rooms in the house.
  - In the study - there is a bookshelf on the wall that is close to the powder room. Push on it to open into a room about the size of a closet.
  - In the primary closet that is on the west side, you can see there is some carpet that is cut in a square. If you pull up the carpet, then you can go down to a room and then down to the garage and get out in the garage. The original owner installed.