

2217 Branard Street

Alabama Place – Upper Kirby



Overview

Bedrooms	3
Baths	3 Full 1
Square Feet	23,341 per HCAD
Lot Size	5,200 per HCAD
Schools	Poe Elementary Lanier Middle School Lamar High School

Entrance & Foyer

Private Gated Entrance
Statement Awning Over Front Entry
Dual Gas Lanterns
Custom Solid Wood Front Door
Plaster Foyer Walls
Mosaic Ceiling Detail
Solid Wrought-Iron Sconces

Dining 16x11

Large Wood Framed Windows with
Front and Side Yard Views
Recessed Lights
Travertine Flooring

Kitchen 17x15

New Stainless Steel KitchenAid Gas
Range – 6 Burner
Stainless Steel Range Hood
Stainless Steel Built-in Microwave
New Stainless Steel Kitchen Aid Oven
Stainless Steel DCS French Door
Refrigerator/Freezer by Fisher & Paykel
Stainless Steel Wine Cooler
Original Hand-Crafted Solid Wood
Cabinetry
Open Shelving Display
Center Island with Storage and Seating
New Over Island Pendant
Large Window Above Sink
Countertops Resealed 08/23
Designer Tile Backsplash to the Ceiling
Walk-in Pantry with Custom
Organization

Valet Pull-Out Drawers in Pantry
Designated Wine Storage in Pantry
Statement Double-Sided Fireplace open
to Family Room
Recessed Lights
Travertine Flooring

Family 13x16

Antiqued Statement Chandelier
Double Door Access to Library/Study
Wall of French Doors Open To The
Covered Patio And Pool
Statement Double-Sided Fireplace
Open to Kitchen
New Fireplace Logs
Recessed Lights
Travertine Flooring

Study 16x14

Wall of Custom Built-in Storage and
Display
Attached Walk-in Closet
Double French Doors Open to Family
Room
Recessed Lights
Overhead Fan
Dual Oversize Windows
Travertine Flooring

Full Bathroom / Pool Bath

Stone Vessel Sink
Vanity Area
Designer Sconces
Frameless Glass Walk-in Shower

SECOND FLOOR

Primary Bedroom 14x19

Huge Wood-Framed Windows and Abundant Natural Light
Designated Seating Area with Views to Pool
Recessed Lights
Dual Oversize Walk-in Closets with Built-out Storage, Hanging Space, Drawers, Shoe and Accessory Storage and Display
Spa-Suite Bath
Walnut Hardwood Flooring

Primary Bathroom 19x12

Dual Vanity Areas
Travertine-Wrapped Soaking Tub
Oversize Walk-in Shower
Frameless Glass Walk-in Shower
Abundant Natural Light
Built-in Hampers
Recessed Lights
Travertine Flooring

Secondary Bedroom #2 14x11

Recessed Lights
Overhead Fan
Wood-Framed Windows
Direct Access to Full Bathroom
Custom Closet with Built-ins
Walnut Hardwood Flooring

Secondary Bedroom #3 12x13

Recessed Lights
Overhead Fan
Wood-Framed Windows with Front Yard Views
Custom Closet with Built-ins
Access to Study Room
Travertine Flooring

Attached Study Room 6x13

Extensive Built-in Bookshelves and Drawers
Dual Study Desks
Open to Secondary Bedroom #3
Travertine Flooring

Full Bath

Hand-Painted Portuguese Tile Flooring
Separate Vanity Area
Shower/Tub Combo
Dual Access Doors

Laundry Room

Sink for Delicates
Hanging Station
Large Countertop for Folding
Window with Front Yard Views
Extensive Storage
Broom/Utility Closet
Tile Flooring

Interior Features

Commercial Registers Throughout
Whole-home Wired for Sound (including Patio)
Extensive New Paint
Air-Conditioned Attic Space with sink (previously a photo lab), *not included in home Sqft.

Exterior Features

New Coping on Pool
Re-Tiled Pool Surround (Top)
Double Wide Driveway
Dual Automatic Garage Doors
Security Fence
Fully Fenced
Travertine Walking Path Around Home