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Notable
Features + Amenities

3 Bedrooms | 2.5 Baths | 2,184 Building Sq. Ft.

LOCATION, LOCATION, LOCATION!

- Close proximity & fantastic walkability to restaurants, shops and more
- Zoned to Mark Twain Elementary, Pershing Middle & Lamar High
- Easy commute to Texas Medical Center (~1 mile), Rice University (~1 mile), Downtown (~4.5 miles), Uptown (~3.5 miles) & Greenway Plaza (~1.8 miles)
- Easy access to Brays Hike & Bike Trail

Kitchen:
- Updated with beautiful finishes
  - Cambria Quartz countertops
  - Subway tile backsplash
  - Brookhaven, soft-close, Shaker-style cabinetry
  - Floating shelves
- High-end Viking appliances
- Farmhouse sink
- Walk-in Pantry with natural-tone wood sliding door
- Features Breakfast Room and opens to Living Room & Dining Room

Family Room, Living Room and Dining Room:
- Open floor plan connecting kitchen to dining room, family room and living room
- Large windows provide brilliant natural light
- High ceilings with accent beams
- Engineered wood floors
- Cozy exposed brick fireplace surround
- Wood burning fireplace

Primary Suite:
- **Bedroom**
  - Cathedral ceiling with beam
  - Two walk-in closets + other storage
  - Luxury carpet
- **Bathroom**
  - Double sink vanity
  - Marble countertop
  - Luxurious hexagon tile flooring
  - Free-standing soaking tub
  - Large shower with rain shower head

Secondary Bedrooms & Bath:
- Luxury carpet in bedrooms
- Updated bathroom
  - Double sink vanity
  - Marble counters
  - Shower/tub combo with subway tile

Other Home Features:
- Elevator
- Updated half bath downstairs
- Tree shaded private patio
- Tons of storage
  - Airconditioned attic space with shelving
  - Additional attic storage
  - Great closet space
  - Garage storage room
- AC ~one year old

HOA Coverage:
- Common Areas
  - Pool
  - Pool bath
  - Common grounds
  - Pedestrian gate
  - Driveways
  - Insurance
- Cable TV
- Trash Removal

* Per inspection report. All other information per Sellers. Please independently verify.

Martha Turner | Sotheby's INTERNATIONAL REALTY