

4010 Lanark Lane (A). Braeswood. Houston, TX 77025.



House Overview

Bedrooms	3-4
Baths	3 ½
House SF	3790 (per Appraisal)
Lot Size SF	4798 (per HCAD)
Year Built	2017 (per HCAD)
Garage	Attached 2 car

KEY FEATURES

Built by Graywood Homes. See www.graywood.com for more info on the builder and other projects.

Completed in 2018

Original owners

Zones into Mark Twain Elementary (buyer to verify)

Zones in Bellaire High School (buyer to verify)

Third floor added in 2020. Can be used as a gameroom/gym/home office or 4th bedroom.

Elevated. Did not flood in Harvey (per builder)

Walk to Starbucks, Wholefoods and more.

Walk to the YMCA which has a gym, pool, playpark and classes.

Unusually spacious back yard for a patio home

Covered deck with gas connections.

Room for a pool (buyer to verify)

Abundant natural light

Mudroom

Wine room with wine cooler

Hardy siding and reclaimed brick exterior.

Two-car garage with double private driveway

HUGE primary bedroom and bathroom

FINISHES/UPDATES

Home partially re painted in Dec 2023

Real white oak hardwood floors

Quartz countertops

Marbled leather granite for kitchen island

Marble stone kitchen backsplash

Abundant, large windows

Crown molding

AC checked and serviced Dec 2023

Roof checked and serviced Dec 2023

Custom built closet system with rods/pull downs.

Expansive primary closet

Soft close drawers in kitchen

Voluntary HOA

M-I Double pane low e glass windows

Wrought iron stair rails.

Solid core wood doors

Solid wood kitchen and bathroom cabinets

Free standing tub in primary bathroom with American standard tub filler and handheld

Schlage Latitude door hardware

LED lighting

APPLIANCES /HVAC /PLUMBING

F. Bertazzoni Master Series oven, 36" gas range, vent hood, microwave, dishwasher and refrigerator

Honeywell AC with two zones

Tankless water heater

Heat Glo Gas Fireplace

Tech-shield radiant barrier roofing decking

NON REALTY

Kitchen Refrigerator, washer and dryer.

First floor TV, Wine cooler.

As currently seen in the home.

UTILITY BILLS

Electricity averages \$158 a month

Gas averages \$60 a mont

EXCLUSIONS

None

Water averages \$103 a month.

Information provided per seller/original builder listing/spec sheet

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