

# 2201 Maroneal

COMPASS

## Features & Amenities



### House Overview

<b>Bedrooms</b>	3/4
<b>Baths</b>	2 Full +1 Half Bath
<b>Square Feet</b>	2,412 per HCAD
<b>Lot Size</b>	11,574 per HCAD
<b>Year Built</b>	1940 per HCAD
<b>Garage</b>	2 Car Detached
<b>Neighborhood</b>	Braeswood

### OVERALL

- Extensively remodeled home, 2022/2023
- New underground sewer lines, summer 2023
- New hot water heater for garage apartment, installed April 2023
- New roof (main house, not garage), summer 2023
- Oversized lot
- New LG stacked washer/dryer included, 2023
- Convenient location! Minutes from Rice University, Hermann Park, Houston Zoo, Downtown Museum District!
- Walkable and close proximity to Rice University jogging trail, and popular shopping and dining at Rice Village
- Easy access to major freeways: 288, 45, and 59

### FRONT EXTERIOR

- Charming curb appeal
- Gutters
- Fresh landscaping
- Two lantern light fixtures

- Charming patio area for bench
- Mature trees
- Stone path to front door
- Keyless entry pad
- Note: Security doorbell excluded
- Note: Security cameras excluded

### BACK EXTERIOR

- Fully fenced-in backyard with plenty of space for a pool
- French doors open to the large covered patio overlooking spacious yard
- Large covered patio offering lots of space for outdoor furniture
- Long built-in bench on patio
- 2 ceiling fan/light fixtures
- Fountain feature
- Long driveway with driveway gate
- Driveway space for kids to scoot/bike around
- 2 car garage + storage shed/workshop
- Note: Security cameras excluded

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



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## Features & Amenities

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### ENTRY

- Space for an entry table
- Beautiful views through the archway to the formal dining and out to the backyard plus another archway looking into the formal living room
- Coat closet with charming mail drop
- Beautiful views of the stairway with iron balusters and handrail

### LIVING ROOM

- Charming arched entryway
- Wood burning fireplace with brass cover & intricate mill work on the mantle
- Sconces on either side of fireplace
- Built-in cabinets on either side of room with adjustable shelves above
- Windows with lower plantation shutters on bottom half
- Bench seat
- Recessed, dimmable LED can lights

### FORMAL DINING ROOM

- Located just off the kitchen with views of the backyard
- Wall of 3 french doors open to the back patio and overlook backyard
- Wallspace for art and additional furniture such as a buffet
- Recessed, dimmable LED can lights
- Modern light fixture, dimmable
- Charming arched entryway
- 2 Sconces

### STUDY

- Located on first floor and just off the living room
- Flexible room; could also function as a playroom or additional living room
- Light and bright room overlooking lush backyard

- Wall of built-in cabinets with adjustable shelves above
- Modern ceiling fan/light fixture
- Recessed, dimmable LED can lighting

### KITCHEN

- Recently fully renovated kitchen
- Quartz countertops and quartz backsplash
- Island with breakfast bar seating
- Tons of storage
- KitchenAid 5 burner stainless steel gas cooktop in island
- 3 pendant lights over island
- Stainless steel built-in microwave
- GE stainless steel oven
- New Samsung stainless steel dishwasher, 2023
- Slow close drawers
- Oversized stainless steel sink with pull down faucet
- New Samsung french door refrigerator with freezer drawer below, 2023
- Door to back patio
- Garden box window over the sink
- Recessed LED can lights

### BREAKFAST AREA

- Opens to kitchen
- Space for a breakfast table
- Built-in banquette seating with storage
- Windows with lower plantation shutters
- 2 sconces
- Rod installed for future back cushion

## Features & Amenities

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### POWDER ROOM

- Located off of breakfast area
- Pedestal sink
- 2 newer sconces
- New mirror
- New tile floor

### PRIMARY SUITE

- Located upstairs
- Spacious size with room for a sitting area
- Windows with plantation shutters
- Built-in bench seat with storage
- Recessed can lighting
- 3 sets of closets
- New ceiling fan

### PRIMARY BATHROOM

- New vanity with quartz countertop, new sink, new plumbing fixture
- New tile floor
- New lighting
- New toilet
- New shower with sliding glass door, new floor & wall surround, new plumbing fixture
- Plantation shutters

### SECONDARY BEDROOM #1

- Closet
- Plantation shutters
- New ceiling fan
- New recessed can lighting
- New floor

### SECONDARY BEDROOM #2

- Closet
- Built-in display shelves
- New ceiling fan
- New floor
- Walk-in closet plus a wall closet
- Spacious size

### GUEST BATHROOM

- New vanity with quartz countertop, new over mount sink, new plumbing fixture
- New tile floor
- New lighting
- New toilet
- New tub/shower combination with new tile wall surround, soap niche, new plumbing fixture
- Linen storage
- Plantation shutters

### GARAGE APARTMENT

- Additional 280 SQ FT per HCAD
- Flex space that could function as home office, gym or guest room
- Vinyl flooring
- Plantation shutters
- Window A/C unit
- Closet
- Modern ceiling fan/light fixture
- EN-SUITE BATHROOM
  - Renovated
  - Vanity with storage
  - Decorative mirror
  - Walk-in shower with pebble tile floor and tile surround