

3506 Merrick Street

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Notable Features + Amenities

Square Feet: 4705 | **Lot:** 9388 | **Bedrooms:** 4 | **Bathrooms:** 4/1 | **Year Built:** 2002

HOME FEATURES

- Floorplan Available
- Wolf/Subzero/Bosch Appliances in Kitchen
- Scotsman Ice Machine in wet bar
- Kohler 20KW Home Generator

OUTDOOR FEATURES

- Heated Pool and Spa with Greenspace
- Full Property Mosquito Mister System
- Twin Eagles Built-in Grill
- Landscape Lighting Illuminating Entire Property
- Lush Landscaping in Front and Back

ADDITIONAL NEIGHBORHOOD INFORMATION

- **BPHA** www.braeswoodplace.org
- **YMCA** www.ymcahouston.org/locations/weekley-family-ymca
- **Stella Link Library** www.houstonlibrary.org/location/mcgovern-stella-link-neighborhood-library
- **Parks** Helen's Park, Karl Young Park, Twain Spark Park, Gramercy dog park, McGovern Park
- Little Gym close by plus Whole Foods, plenty of shops and restaurants

RECENT IMPROVEMENTS & UPDATES

- Refinish All Hardwood Floors
- Refresh Paint in Main Hall, J&J BRs + new Mirrors
- New corten steel and concrete planters in back yard
- Refresh Master BA and Kitchen Window Paint
- Attic Insulation Replacement + Atmox Attic Ventilation System
- Sprayfoam Insulation Under Main Floor
- Whole Home Stucco Sealing
- 2nd Floor HVAC Complete Replacement
- Upgraded LED lighting, including professional dome lighting
- Smart Thermostats Installed on all Zones/units
- Smart Lock on Portico Door
- Ring Cameras Installed on East/West Sides
- High capacity RhinoShelf Garage Shelving
- New Trees in Backyard

OTHER

- **Builder** – BAS Concepts www.basconcepts.com
- Flood Policy \$1017 yearly (never flooded per previous sellers)

*All Information Per Seller

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