

# 2206 South Boulevard

Houston, TX 77025



BONCK  
GROUP

## ABOUT THE PROPERTY:

Welcome to 2206 South Blvd, located in one of Houston's most desirable neighborhoods. Built in 2016, this like-new construction home features four bedrooms, three & a half baths, game room & office. This stunning residence is an ideal blend of modern convenience & timeless elegance. Upon entering, you are greeted by high ceilings, hardwood floors & an abundance of windows that bring light throughout. The living room showcases a wall of sliding glass doors that open to a beautiful, covered veranda w/ fireplace and a newly installed pool. This breathtaking view is also seen from the kitchen that opens to the living room. The gorgeous island kitchen features Thermador appliances, gas range, double ovens & bar seating. Second floor primary bedroom suite offers a private balcony, en-suite bath with unique breakfast/coffee bar & extra-large closet! Two additional bedrooms on the second floor along with a study/library. Third floor game/movie room and an additional bedroom with a full bath.

## SELLER UPDATES & FEATURES:

- Pre-wired for sound
- Hardwood floors
- Mud room with custom built-ins
- Automatic shades throughout
- Elevator capable

### STUDY / FLEX SPACE

- Hardwood floors
- Built-in desk with floating shelves
- Window seat

### GAME ROOM

- Hardwood floors
- Surround sound wiring

### LIVING ROOM

- Hardwood floors
- Pre-wired for sound
- Glass slider doors to backyard & veranda

### KITCHEN / BREAKFAST BAR

- Hardwood floors
- Carrara Marble countertops & backsplash
- Oversized kitchen island
- Designer pendant lighting
- Thermador appliance package
- Custom cabinetry

### BATHROOMS

- Quartz countertops
- Custom cabinetry



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## PRIMARY BEDROOM

- Hardwood floors
- In laid ceiling
- Sitting area
- Private balcony
- Carrara Marble tile – Bathroom
- Quartz countertops – Bathroom
- Custom Cabinetry – Bathroom
- Double rain head glass enclosed shower – Bathroom
- Soaking tub with handheld sprayer – Bathroom
- Breakfast bar with space for beverage fridge – Bathroom
- Boutique inspired closet

## EXTERIOR

- Fully turfed backyard
- Inground pool with water features
- Covered veranda with gas fireplace
- Up-lighting on backyard fencing

