

3739 Maroneal Street

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Notable Features + Amenities

4 Bedrooms | 3.5 Baths
3,702 Building Sq. Ft. | 8,125 Lot Sq. Ft.

KEY FEATURES:

- Numerous recent updates including roof (2024), Kitchen, Primary Bathroom plus Powder Bath (2023), fence (2022) and 2nd floor carpet(2020)
- Spacious backyard with covered patio & enough room for pool + play
- Wonderful natural light through large windows throughout

LOCATION, LOCATION, LOCATION!

- Close proximity & fantastic walkability:
 - Several parks: Karl Young Park, Huckleberry Park, Helen's Park, Evelyn's Park, "Horse Park" and Brays Hike & Bike Trail
 - YMCA, McGovern neighborhood library and numerous restaurants, shops, fitness & more!
 - Zoned to Mark Twain Elementary, Pershing Middle & Lamar High
- Easy commute to Texas Medical Center, Rice University, Downtown, The Galleria & Greenway Plaza

Family Room

- 2-story ceiling height
- Wall of large windows providing wonderful natural light and overlooking the backyard
- Gas log fireplace with stone surround & hearth
- Chic, modern chandelier
- LED recessed lights
- Open to the Kitchen, providing the perfect space for fun with family and friends

- LED recessed lights
- Beautifully painted navy-blue island
- Built-in floating shelves
- Pots & pans drawers
- Open to the Family Room

Breakfast Room

- Built-in bench seating with storage
- Large bay windows
- Chic, modern chandelier
- Built-in floating shelves
- Conveniently open to the Kitchen and Family Room

Kitchen

- Recently updated. (2023)
- Quartz countertops
- Marble backsplash
- Stainless-steel appliances
 - LG Refrigerator
 - Built-in LG microwave & oven
 - KitchenAid gas cooktop
 - Bosch Dishwasher
- GE food warming drawer
- Tons of counterspace and cabinetry
- Brass hardware
- Large sink with on-trend faucet

Dining Room

- Spacious enough for a table of any shape
- Chic, modern chandelier
- Wall of large windows providing wonderful natural light and overlooking beautiful front yard
- Solid wood floors
- Bar
 - Quartz countertop
 - Glass-front display cabinets with on-trend hardware

Owners' Retreat

- Spacious enough for a seating area
- Raised, high ceiling
- Large windows providing tons of natural light
- LED recessed lights
- Walk-in closet with lots of hanging space, shelving & built-in dressers
- Recently updated Bathroom (2023)
 - Double vanity
 - Quartz countertop
 - Stained wood cabinetry
 - Floating wood shelves
 - On-trend black mirrors & faucets
 - Linen closet
 - Chic, modern light fixtures
 - Jetted bathtub with surround (not a part of the recent update)
 - Large, walk-in shower with bench, rain-style shower head, large shower niche, modern drain & frameless glass + door

Home Office

- Spacious and flexible as a Playroom, Home Gym or other
- Solid wood floors
- Glass-front French doors
- LED recessed lights
- Large closet
- Wall of large windows providing wonderful natural light and overlooking beautiful front yard

Secondary Bedrooms & Bathrooms

- Three, spacious 2nd floor Secondary Bedrooms
 - Large windows
 - Spacious closets
 - Raised, high ceilings
- Two 2nd floor Secondary Bathrooms with tub/showers, large vanities, and linen closets

Game Room

- Built-in ceiling speakers
- Large window providing natural light
- Raised, high ceiling
- LED recessed lights
- Conveniently situated on the 2nd floor near the Secondary Bedrooms

Outdoor

- Spacious backyard
 - Covered back patio with ceiling fans
 - Large enough for pool + play
 - Lush landscaping
 - "Pool ready" with electrical & plumbing connections
- Full brick exterior
- Enclosed driveway
- Automatic driveway gate, providing extended play space
- Beautiful, recent landscaping
- Sprinkler system
- Mosquitonix system throughout the outdoor space (Front, back and sides)
- Landscape lighting
- Recent fence (2022)

Functional & Notable Features

- Recently updated Half-Bath (1st floor) (2023)
 - Chic brass mirror
 - On-trend brass light fixtures
 - Marble countertop
 - Beautiful brass faucet
 - Pinterest-worthy navy + brass vanity with drawers & shelf
 - Built-in floating shelves
- Garage
 - Detached
 - Unfinished room above – great for storage or to finish it out to create a fabulous detached Home Office or other flex space
- Utility Room (1st floor)
 - Lots of built-in cabinetry
 - Sink
 - Hanging space for drying clothes
 - Folding counter above the washer & dryer
 - Space with outlet for a second refrigerator
- Exceptional features throughout
 - LED recessed lights throughout
 - Nice, insulated windows
 - Tons of built-in shelving
 - Beautiful light fixtures
 - Crown molding
 - Carpet replaced (2020)
- Roof – 2024
- Beautiful, 48" wide front door with keyless entry
- 2-story Foyer

All information per sellers. Please independently verify.

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