

Features & Amenities



House Overview

Bedrooms	4
Baths	3 Full +1 Half Bath
Square Feet	4,436 per HCAD
Lot Size	7,304 per HCAD
Year Built	2021 per Seller
Garage	2 Car Attached
Neighborhood	Garden Oaks

OVERALL

- Newer construction built by Herzog Homes
- Located in desirable Garden Oaks
- Located on a quiet street
- Great entertaining rooms with rare serving bar
- Nest thermostats
- Taexx built-in pest system
- White oak hardwood floors throughout the first floor, game room and primary
- Walking distance to the popular bars and dining such as D'Alba, Wakefield Crowbar, Walking Stick Brewing Co.
- Walking distance to American Legion Park
- Blocks away from the new and popular Stomping Grounds with popular dining and shopping and weekly events!
- Easy access to major freeways: I10, 290, 610 & 45

FRONT EXTERIOR

- Beautiful curb appeal with 25 foot setback providing ample front green space
- Mature trees to hang a charming front swing
- Professional landscaping
- 4 lanterns adorn front elevation of home
- Security camera and security doorbell (included)
- Sprinklers
- Gutters
- Double-wide driveway leads to a 2 car attached garage with opaque glass garage door to match front door
- Garage
 - Built-in storage
 - Door to interior
 - Room for fridge and/or freezer

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BACK EXTERIOR

- Covered patio
- Spacious green space; lots of room for pets & kids to play
- Fully fenced
- Sprinklers
- Gutters
- 2 ceiling fan/light fixtures
- Security camera (included)

ENTRY

- Large steel door with opaque glass for privacy
- Wainscoting
- Beautiful white oak hardwood floors throughout first floor
- 10 foot ceilings throughout the first floor
- Recessed can lights
- Crown molding
- Large storage closet
- Beautiful open stairway with hardwood treads and iron balusters
- Decorative chandelier

FORMAL DINING ROOM

- Beautiful formal dining room across from the bar and direct access to butler's pantry
- Decorative light fixture
- Room for additional furniture such as a buffet
- Tray ceiling
- Crown molding
- Wainscoting
- Recessed can lighting
- Large window with window shade

STUDY

- Located at the front of the house overlooking the front yard

- Custom built-ins with adjustable shelves above and storage cabinets with slow close below
- Tray ceiling with crown molding
- Windows with window shades
- Recessed can light

KITCHEN

- Chef's kitchen
- Open floor plan with family room, breakfast area and bar, ideal for entertaining
- High-end Viking stainless steel appliances
- Oversized island with quartz countertop
- Gray glass subway tile backsplash
- 2 decorative pendant lights
- Breakfast bar seating
- Oversized one basin apron front sink
- Viking gas cooktop with vent hood above with millwork surround
- Built-in Viking stainless steel french door refrigerator and freezer
- Viking stainless steel dishwasher
- 2 Viking stainless steel ovens
- Ample storage with pot and pan drawers, pull out trash can, pull out spice drawer and even storage under breakfast bar
- Slow close cabinets and drawers
- Upper glass-front display cabinets with lighting
- Under cabinet lighting
- Recessed can lighting
- Water detection under sink that is tied into the security system
- BUTLER'S PANTRY
 - In between the kitchen and formal dining room
 - High-end finishes continue with quartz countertop and

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- gray glass subway tile backsplash
- Glass-front cabinets with lighting display cabinets above
- Storage cabinets below
- Under cabinet lighting
- Built-in stainless steel microwave drawer
- Large walk-in pantry

BREAKFAST AREA

- Opens to kitchen
- Large windows with window shades, overlooking the backyard
- Electrical to add light fixture
- Recessed can lighting
- Crown molding
- Room for large dining table and additional furniture such as a buffet

FAMILY ROOM

- Open to kitchen, breakfast and bar area, ideal for entertaining
- Gas log fireplace
- Bracket to install your tv
- Built-ins flank either side of the fireplace with storage
- Display shelf flanks either side of fireplace
- Wall of windows with window shades, overlook backyard
- Door leading to backyard
- Electrical to add light fixture
- Recessed can lighting
- Crown molding
- Floor plug
- BAR
 - A rare find is this massive serving bar
 - Quartz countertops
 - Room for barstools

- Mini stainless steel wine fridge
- Ample storage cabinets
- Glass-front display cabinets
- Open wine storage

POWDER ROOM

- Located just off the entry and easily accessible from all entertaining spaces
- Quartz countertops
- Gray subway tile backsplash
- Decorative mirror
- Vanity light
- Vanity storage

GAME ROOM

- Located upstairs
- Spacious room
- White oak hardwood floors
- High 11 foot ceiling
- Massive walk-in closet with shelves
- Large windows overlooking the trees and front yard
- Recessed can lights
- Ceiling fan/light fixture
- Just down the hall is a built-in desk area with storage and display shelves

PRIMARY SUITE

- Located upstairs
- Impressive 12 foot vaulted ceiling with beam detailing
- White oak hardwood flooring
- Sitting area
- Gas log fireplace with marble tile surround
- Electrical outlet to hang chandelier
- Windows overlook the trees; feels like you are living in a treehouse!
- Window shades

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- Walk-in closet with built-ins and ample hanging space, shoe storage and window
- Additional separate walk-in closet with built-in dresser
- Recessed can lights

PRIMARY BATHROOM

- Double doors open to this show stopping, spa-like bathroom
- Spacious bath; just as big as the bedroom!
- Another impressive vaulted ceiling highlighted with a decorative light fixture
- Oversized vanity with marble countertop and dual sinks
- Separate vanity with additional storage
- Large mirror with 2 vanity sconces
- Tons of natural light pouring in from the 3 windows
- A double entrance walk-in shower with separate shower heads, hand-held spray, frameless shower door and bench seat
- Freestanding soaking tub
- Marble tile floor
- Separate water closet

SECONDARY BEDROOM #1

- Located upstairs
- Walk-in closet with combo keypad
- Ceiling fan/light fixture
- Low profile carpet
- Windows with window shades
- ENSUITE BATHROOM
 - Vanity with marble countertop
 - Tub/shower combination with decorative marble subway tile inlay and soap niche

SECONDARY BEDROOM #2

- Located upstairs
- Wall closet with built-ins
- Ceiling fan/light fixture
- Low profile carpet
- Windows with window shades

SECONDARY BEDROOM #3

- Located upstairs
- Wall closet with built-ins
- Ceiling fan/light fixture
- Low profile carpet
- Windows with window shades

GUEST BATHROOM

- Connects secondary bedroom #2 & #3
- Vanity with marble countertop
- Dual sinks
- Lots of storage
- Separate space with tub/shower combination and toilet

UTILITY ROOM

- Located upstairs with all the bedrooms
- Decorative hexagon tile floor
- Marble countertop
- Washer/dryer connections
- Long drying bar
- Utility sink with storage cabinets above and below
- Additional storage cabinets and folding counter
- Window with shade
- Water detection that is tied into the security system

EXCLUSIONS

- Washer and dryer
- Garage fridge
- Garage freezer
- Garage work bench