



*For
Sale*

ELEGANT HISTORIC HOME IN IDYLWOOD

Discover sophistication & charm at 6660 Sylvan Rd. This Idylwood masterpiece offers modern amenities, exclusive workspaces, and a backyard oasis. A unique blend of tradition & innovation awaits.

6660 SYLVAN ROAD | HOUSTON, TX 77023



EXPERIENCE UNPARALLELED LIVING IN HISTORIC IDYLYWOOD – WHERE ELEGANCE MEETS MODERN COMFORT

Nestled in the coveted Idylwood neighborhood, 6660 Sylvan Rd stands as a testament to exquisite living. This two-story abode not only celebrates its historical roots but also boasts contemporary upgrades for a modern lifestyle. A chef's dream, the kitchen highlights granite countertops, under-cabinet lighting, and premium appliances, including a Jenn-Air range. Upstairs, the primary suite becomes a sanctuary with its spacious bedroom, walk-in closet, and a luxurious en-suite featuring a garden tub.

Significant enhancements such as double-paned windows and a comprehensive HVAC system overhaul in 2022 assure comfort and efficiency. Outdoor living is redefined here with a newly

added deck, landscaped garden, and a dedicated dog run, all embraced by a recently installed privacy fence for secluded relaxation.

Adding an unparalleled dimension is the climate-controlled, ethernet-ready freestanding workspace, ideal for modern professionals. Proximity to lush parks and vibrant trails offers an escape into nature, while the residence itself remains a beacon of tranquility and sophistication. 6660 Sylvan Rd presents an exclusive opportunity to inhabit a home where history and modern convenience harmoniously merge, creating an extraordinary living experience.





FEATURES AND UPGRADES

GENERAL FEATURES

- **Location:** Situated in the historic Idylwood neighborhood, in close proximity to a vibrant park and the Bayou Greenways hike and bike trails, enhancing recreational opportunities.
- **Screened Front Porch:** Enclosed with removable screens, providing a versatile and welcoming entrance.
- **Residential Style:** Two-story home with three bedrooms and two bathrooms, inclusive of a sophisticated library/office/loft and a separate, upgraded freestanding workspace.

PRIMARY SUITE FEATURES

- **Spacious Bedroom:** Ample space in the upstairs suite for relaxation and rest.
- **Walk-In Closet:** Featuring pull-down rods and extensive shelving for optimal organization.
- **En suite Bathroom:** Luxuriously fitted with a large garden tub, separate shower, and a charming antique vanity cabinet, creating a spa-like atmosphere.

KITCHEN UPGRADES

- **Chef's Kitchen:** Equipped with high-end appliances and fixtures, including a Jenn-Air dual fuel range, Kitchen Aid stainless steel dishwasher, and a Sharp microwave drawer for enhanced convenience.
- **Granite Countertops:** Distinctive and durable surfaces for meal prep and more.
- **Custom Wooden Cabinets:** Light-colored cabinetry with **under-cabinet lighting**, adding both aesthetics and functionality.

ADDITIONAL INTERIOR FEATURES

- **Adaptive Use of Space:** One downstairs bedroom adeptly transformed into a dining area, showing the home's versatility.
- **Ample Storage:** Additional downstairs bedroom equipped with plentiful closet space.
- **Hall Bathroom:** Convenient downstairs location with a step-in shower and a stackable washer/dryer area.

OUTDOOR LIVING & LANDSCAPING

- **Sprinkler System and Landscape Lighting:** Maintains the garden effortlessly and enhances the property's curb appeal.
- **Covered Back Deck and Expansive Patio Area:** Ideal for outdoor entertaining and leisure.
- **Privacy Fence:** Recent installation enclosing the backyard ensures privacy and security.
- **Dedicated Dog Run:** Separately fenced area within the yard for pets.

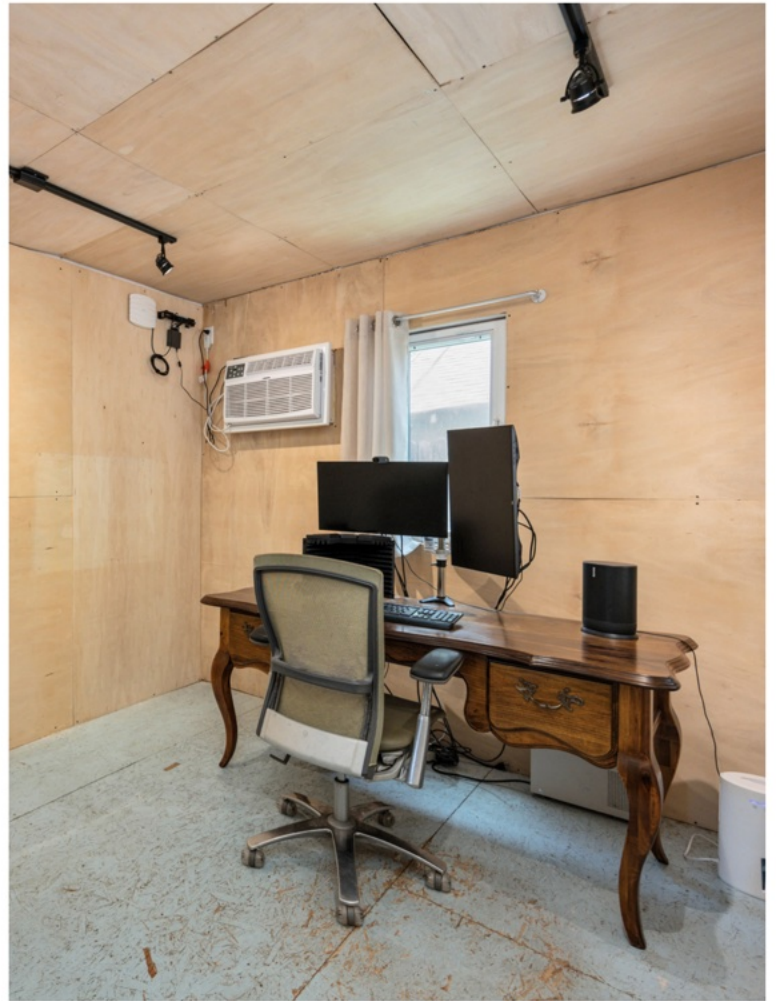
UPGRADES & UTILITIES

- **Foundation Improvement:** Recent addition/replacement of steel beams and leveling for long-term stability.
- **Sewer Line Replacement (2018):** Ensures a fully upgraded and reliable waste management system from the house to city connection.
- **HVAC System (2022):** Complete overhaul, including A/C compressor, condenser, furnace, air handler, and downstairs ducts; guarantees efficient and effective climate control.
- **Wired Ethernet - CAT6:** Installed throughout the house ensuring high-speed internet access essential for modern connectivity.
- **Double-Paneled Low-E Windows:** Featuring quality brands such as Renewal by Andersen, Marvin, and Pella, ensuring energy efficiency and noise reduction.

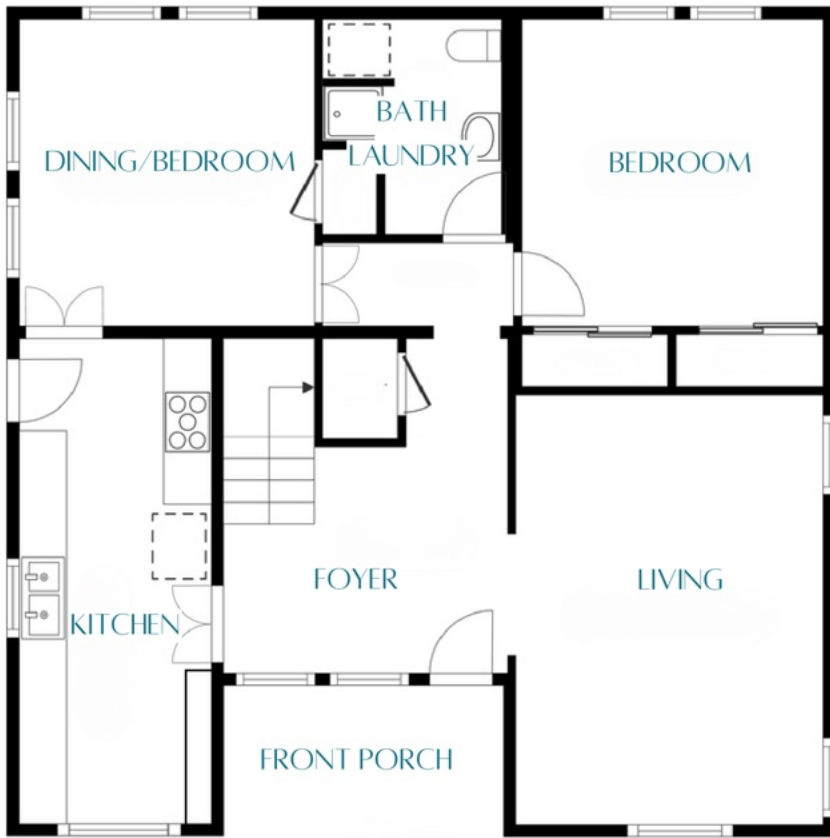
WORKSPACE CONVERSION

- **Freestanding Workspace:** Former shed transformed into a climate-controlled office space with wired ethernet and insulated walls, featuring a through-wall AC/heating unit.

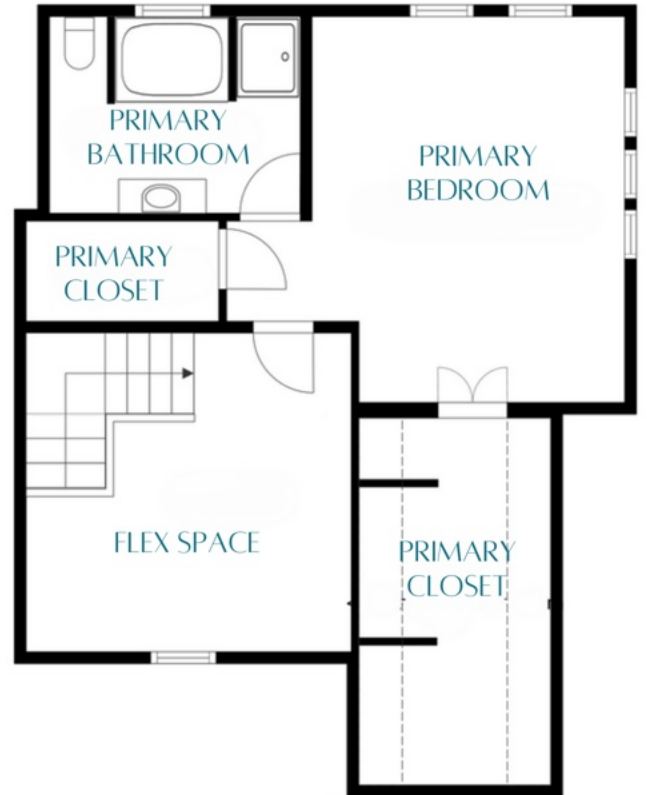




FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

Floor plan provided for marketing purposes only. Buyer should verify dimensions and details.



SELLING Houston TEAM

With more than 45 years of cumulative experience, The Selling Houston Team has had the privilege of bringing more than 400 Houston-area listings to market. The Selling Houston Team exceeds client expectations through impeccable marketing, negotiation skills, and pro-active client communications.

Contact the Selling Houston Team to assist with buying a home, selling or leasing a property, or marketing your next development.



Jennifer Vickers

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Jennifer specializes in residential listings. Recipient of the HAR Realtor of the Year and 20 Under 40 Rising Stars in Real Estate Awards, she has also been featured in Texas Monthly as a multiyear Five Star Real Estate Award Winning Professional. Her detail oriented approach has kept her a Top Producer since entering the business in 2014.



Julie Harrison

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Julie enjoys all aspects of the real estate business, especially establishing relationships with clients. As a native Texan, she can put her insider knowledge to work. She uses proven techniques and resources to help find the perfect home of your dreams earning her an abundance of five star reviews from clients who note that "at the end, you feel like family."



Lauren Neely

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Lauren truly understands the importance of relationships. A native Texan from Victoria, Lauren earned a BA in Psychology and a Masters in Counseling. During her internship at UH's career services she realized how her skills and interests might be a fit for a career in real estate. Lauren loves working with people (and chows) and is committed to helping them find the property that is best for them.



Trace Brown

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Trace has a passion for helping people find their dream homes and an eye for detail, making him ready to help you every step of the way. With a background in the arts, he brings a fresh perspective and a dedication to delivering top-notch service. Focused on transparency, integrity, and a personalized approach, Trace strives to make your transaction a smooth and rewarding experience.

Key Details

2-3



2



1,672 SF



Lot Size	5,000 SF
Subdivision	Idylwood
Property Type	Single Family Home
Stories	2
Year Built	1940
Civic Club	Voluntary
Construction	Brick, Cement Board
Style	Traditional
Garage	2-Car Detached
Heating	Central Gas
Cooling	Central Electric
Freestanding Office	Window Unit (heat/cool)
Foundation	Block and Beam
Nearby Parks	Spurlock
Nearby Golf	Gus Wortham
School District	Houston ISD
Elementary	Henderson
Middle	Navarro
High	Austin
MLS Number	73850165