

3950 Feagan Street  
In the Neighborhood of Rice Military/Washington Corridor

Kitchen

- 2nd level location, 10' ceilings, recessed lighting
- 3 ¾" Bamboo flooring, 3 ¾" baseboards, rounded sheetrock corners throughout
- Quartz counters with Stainless Steel appliance package, 42"x118" island with a breakfast bar, extra storage sink, and a waterfall quartz edge
- Double basin Stainless Steel sink, with hand spraying, shiny chrome, goose neck faucet
- Chrome gooseneck faucet with hand sprayer and soap dispenser, metallic like micro tile backsplash
- 28"x75" island with extra storage, soft closing cabinets and drawers, 2 windows
- 4 Burner gas range with middle griller
- Convection oven, touch screen, with warming drawer
- Recessed lighting, 3 pendants lights, plus a window
- Pantry is in cabinet and has 5 roll out shelves
- 8 above counter cabinets
- 4 under counter cabinets
- 21 under counter drawers
- 2 Upper lighted decorative cabinet nooks

Living

- 2nd level location, 10' ceilings, recessed lighting
- 3 ¾" Bamboo flooring, 3 ¾" baseboards, rounded sheetrock corners throughout
- Wired for sound, built in ceiling speakers
- 3 Windows, access to 2<sup>nd</sup> floor balcony
- En suite powder room
- Powder room has a frameless mirror, porcelain above counter mounted sink with a glass counter top
- Lighted fan, built in case at top of stair landing, on the second floor

Dining Room

- 2nd level location, 10' ceilings, recessed lighting
- 3 ¾" Bamboo flooring, 3 ¾" baseboards, rounded sheetrock corners throughout
- Wired for sound, built in ceiling speakers
- 2 Windows, access to 2<sup>nd</sup> floor balcony
- 7 Halogen bulb chandelier, dry bar with a wooden counter top
- Dry bar has 1 upper shelf and 3 levels of wine racks, along with a 6 row capacity for wine glasses, existing wine refrigerator excluded from sale
- Nest thermostat, wine fridge (excluded from sale)

Formal Entryway

- 1<sup>st</sup> level location, 9' ceilings, recessed lighting
- 3 ¾" baseboards, rounded sheetrock corners throughout
- Hall closet and full hall bathroom
- Garage access
- 12"x18" porcelain neutral tone tile

Breakfast Room/Office/Butler's Pantry

- 2nd level location, 10' ceilings, recessed lighting
- 3 ¾" Bamboo flooring, 3 ¾" baseboards, rounded sheetrock corners throughout
- Soft closing gray cabinets with modern gold hardware, soft closing, upper cabinet lighting
- 7 Above counter cabinets, 4 under counter cabinets
- 10 Above counter drawers, 4 above counter drawers
- 1 ½" wooden counter top

Bedrooms 1st Floor

- 1<sup>st</sup> level location, 9' ceilings, lighted fan
- 3 ¾" baseboards, rounded sheetrock corners throughout
- 5" Vinyl plank flooring
- Walk in closet
- One first floor bedroom has the hall bath en suite
- 2 Standard windows

Bathroom 1<sup>st</sup> Floor

- 1st level location, en suite a bedroom
- 9' Ceiling, 3 ¾" baseboards
- 12"x18" Neutral tile flooring
- Porcelian tile, marble look, counter, above counter glass sink, framed mirror that is a medicine cabinet
- Hexagon white and gold backsplash
- Tub/shower combo
- 2 soft closing drawers, floating white drawers

Primary Bedroom

- 3rd level location, 10' trayed ceilings, recessed lighting, wired for sound, build in ceiling speakers
- Carpet flooring, 3 ¾" baseboards, rounded sheetrock corners throughout
- His and hers walk in closets, one en suite the bedroom, one en suite the primary bathroom
- 4.5" baseboards, en suite full bathroom
- Double door entry, 3 windows
- Chandelier is excluded from sale

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Primary Bathroom

- 3rd level location, 9' ceilings, recessed lighting, wired for sound, built in ceiling speakers
- 24" porcelain, shiny, marble look tile flooring, 3 ¾" baseboards, rounded sheetrock corners throughout
- Stand alone matte porcelain tub underneath a 34"x45" privacy window
- Frameless shower with tiled in sitting bench, floor tile and shower tile are the same finish
- Soft closing doors and drawers, 2 upper cabinets, 2 lower cabinets, 6 under counter cabinets
- Quartz countertops with above counter rectangular porcelain sinks, double sinks
- Wall to cabinets frameless mirror, no break in mirror
- Modern shiny chrome fixtures throughout
- 3" Matching to floor and shower, baseboards
- Separate water closet
- Less than 10 miles from Heights's area shopping centers such as MKT, Heights Mercantile, and 19<sup>th</sup> Street Shops
- Garage shelves and hooks, all storage systems in garage excluded from sale

3<sup>rd</sup> Floor Secondary Bedroom

- 3rd level location, 9' ceilings, lighted fan, 1 window
- Carpet flooring
- En suite full bathroom
- 3 ¾" baseboards, rounded sheetrock corners throughout
- Walk in closet

Bathroom 3rd Floor

- 3rd level location, en suite a bedroom
- 9' Ceiling, 3 ¾" baseboards
- 12"x18" Neutral tile flooring
- Oversized built in glass sink, framed mirror that has built in storage
- Marble backsplash
- Tub/shower combo
- 2 upper, 2 lower, soft closing drawers, 3 under counter cabinets, navy blue cabinetry

Exterior

- 2<sup>nd</sup> Level balcony en suite the dining/living room
- Fully fenced in front porch with pavers and turf
- Within walking distance of Buffalo Bayou and its trails that go all the way to downtown alongside the bayou
- Within walking distance to HEB, Voodoo Donuts and Truth BBQ
- Less than a mile from all the shops, restaurants and cocktail venues on the Washington Corridor
- Memorial Park is within 5 miles of the home.