

3838 Grennoch Lane

Stormy Hayes-Knipe

Realtor-Associate®

713.417.0099

Stormy.HayesKnipe@SIR.com



Notable Features + Amenities

Designer touches throughout this timeless recent construction in Braes Heights.

4/5 Bedrooms | 4 Full and 1 Half Baths | 7,550 Lot Sq. Ft.

4,316 Living Sq. Ft. (Per HCAD) | Main House - 3,641 Sq. Ft. | Garage Quarters - 675 Sq. Ft.



First Floor Flex Room

- Functional as bedroom, study, playroom or other
- Full bath
- Generous closet

Kitchen

- Two generous sized islands with 2 sinks offering plenty of gathering space with 1 large farmhouse sink with separate water faucet & 1 prep-sink
- Beautiful brass plumbing fixtures & hardware throughout
- Recently updated on-trend light fixtures
- Glass-front display cabinets
- Substantial cabinet storage, drawer storage & counter space
- Under-cabinet lighting & outlets
- Oversized walk-in pantry
- Open to the family room and breakfast room
- Breakfast room with built-in bench with custom cushions and storage underneath
- Large windows supplying wonderful natural light
- Stainless-steel Jenn-Air appliances
 - Refrigerator & freezer
 - Range with 1.5 ovens, 6 burners & griddle
 - Built-in microwave

Family Room

- Spacious open living spaces
- Built-in cabinets & display shelves
- Gas log fireplace with stone surround & painted wood mantle
- Built-in ceiling speakers
- Large windows & glass doors providing plenty of natural light
- Half bath under stairs with designer wallpaper and fixtures

Dining Room

- Wall of windows allowing natural light
- Butler pantry in conveniently located in between kitchen and dining room with undermount and cabinet lighting
- Designer fixtures
- Beautiful designer wallpaper walls and ceiling with updated modern fixtures

Primary Retreat

- Oversized with attached sitting room
- Built-in ceiling speakers
- Designer wallpaper and window coverings
- Enormous walk-in closet with drawers, counterspace, shelves & craft desk

Primary Bathroom

- Two separate vanities with large mirror
- Marble tile flooring
- Soaking tub
- Separate walk-in shower with frameless shower and bench
- Built-in make-up vanity
- Linen closet
- Large window, supplying tons of natural light

Secondary Bedrooms & Bathrooms

- Two 2nd floor secondary bedrooms with large, walk-in closets
- One large enough for 2 double beds with designer wallpaper

Jack & Jill Secondary Bathroom

- 2 separate vanities & tub/shower combo

Additional 2nd Floor Flex Rooms

- Office/homework nook with built-in desk, cabinetry & shelves
- Playroom/reading loft with designer wallpaper, built-in window seat with storage drawers and built in shelves

Oversized Utility Room

- Built ins and ample storage plus designer wallpaper

Garage Apartment

- Truly decorated like a Jewel Box!
- Perfect space for guests, fitness or home office
- Kitchen opening to living space
- Separate bedroom with closet
- Full bath
- W/D connections

Exterior

- Timeless Hardi exterior
- Inviting classic front porch
- Professional landscaping throughout the front and back
- Sparkling pool with water features, tanning shelf and built in speakers
- Covered Porch with grill
- Automatic driveway gate

Recent Updates since purchase in 2022

- New light fixtures
- New plumbing fixtures
- New cabinet hardware
- Paint throughout house
- Designer wallpaper installed
- New Carpet
- Carrier AC coil replacement
- 2" Closed cell spray foam insulation under house
- Breaker box installed for generator
- New Smart Home Features
 - Lutron Caseta Smart controlled lighting and fans
 - Ecobee Smart Thermostat Premium
 - Meross Smart garage door and openers
 - Pentair Smart pool interface
 - Durablowl Smart fireplace
 - Yale/Lock Level Smart lock and key card
 - Rachio Smart irrigation (3-8 zone) conserves water (w/outdoor box)
 - Ario Smart cameras (doorbell +3) + 2 hubs
- Garage Apartment upgrades
 - Paint throughout
 - Designer wallpaper installed
 - New Miele washer/dryer
 - Cat 8 wire install

Other

- Braeswood Place HOA –www.braeswoodplace.org
- Flood elevation and policy available upon request
- Average utilities available upon request
- Close proximity to parks, trails, shops and restaurants - Karl Young Park, Huckleberry Park, Helen's Park, Evelyn's Park, Brays Hike & Bike Trail, YMCA, McGovern neighborhood library and numerous restaurants, shops, fitness & more!
- Zoned to Mark Twain Elementary, Pershing Middle & Lamar High School
- Easy commute to Texas Medical Center, Rice University, Downtown, The Galleria & Greenway Plaza