

# 5216 Rose St, Unit B

COMPASS

## Features & Amenities



### House Overview

<b>Bedrooms</b>	3
<b>Baths</b>	3 Full +1 Half Bath
<b>Square Feet</b>	2380 per HCAD
<b>Lot Size</b>	2396 per HCAD
<b>Year Built</b>	2003 per HCAD
<b>Garage</b>	2 Car Attached
<b>Neighborhood</b>	Rice Military

### OVERALL

- Single family home with private driveway
- Located in the heart of Rice Military
- New roof, 2021
- Backyard turfed, 2022
- Stucco work, 2021
- Replaced one AC (for 3rd floor), 2021
- Water heater, 2021
- Nest thermostat
- NO CARPET
- Great location! Walking distance to Nellie Keys Park on the corner with playground, grassy lawn, picnic tables, walking path and community garden!
- Easy access to the running and biking trails at Buffalo Bayou Park and Memorial Park
- Walking distance (just a few blocks away!) from popular dining & shopping in Rice Military: El Tiempo, Velvet Taco, FM kitchen, Max's Wine Dive, just to name a few!
- Easy access to major freeways I-10, 610, Allen Parkway, Downtown, Medical Center, and the Galleria

### FRONT EXTERIOR

- Private doublewide driveway
- 2 car attached garage
- Garage with automatic garage door opener and storage shelves
- Iron security gate that leads to walkway to private entrance

### BACK EXTERIOR

- Fenced-in pool-sized backyard
- Turf added in 2022!
- Mature bamboo provides privacy
- Covered patio area
- Access for guests through side entrance without entry into house

### ENTRY

- Room for entry furniture
- Door leads to attached 2 car garage
- Tile floor
- New sconces in stairway
- French doors that lead to downstairs secondary bedroom and to backyard

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



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### LIVING ROOM

- Open floor plan with kitchen and dining, ideal for entertaining
- Hardwood floors
- Ceiling fan
- Recessed can lights
- Art light over fireplace
- Gas log fireplace with stone surround
- Ceiling speakers
- Large windows that overlook the green backyard
- Windows with pull down shades
- Newly redone patio space with new wood looking tile floor
- Balcony has plenty of space for a grill and to dine al fresco

### DINING ROOM

- Conveniently situated between the kitchen and living room
- New decorative light fixture, 2021
- Room for large dining table and additional furniture such as a buffet
- Large windows

### KITCHEN

- Light and bright kitchen
- Large window overlooking the mature trees
- Island with barstool seating
- Separate breakfast bar with additional seating
- 2 pendant lights over the breakfast bar
- Granite countertops
- Stone backsplash
- GE stainless steel convection oven
- GE built-in stainless steel microwave
- New Bosch stainless steel dishwasher, 2024

- GE stainless steel gas cooktop in island with downdraft vent
- New LG stainless steel refrigerator with two freezer drawers included, 2024
- Large double basin stainless steel sink situated large window
- TV mounted on swivel, included!
- Ample storage
- Pantry closet
- Under cabinet lighting
- Recessed can lighting

### POWDER ROOM

- Located on the 2nd floor with all the living space
- Vanity with granite countertop
- Vessel sink

### PRIMARY SUITE

- Located on the 3rd floor with secondary bedroom #1
- Plenty of space for an office or sitting area
- Ceiling fan/light fixture
- Recessed can lights
- Hardwood floors
- Large windows with pull down blackout shades and drapes
- French doors open to private balcony overlooking the backyard

### PRIMARY BATHROOM

- Large vanity with dual sinks
- Decorative mirrors
- Vanity lights
- Vanity knee space
- Ample storage
- Large jetted tub
- Decorative chandelier over the tub, adding a touch of glamour
- Large window over tub

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- Walk-in shower with glass door and tile surround
- Private water closet
- Walk-in closet with dresser and full length mirror

- Vanity with storage
- Linen storage
- Walk-in shower with bench

### SECONDARY BEDROOM #1

- Located upstairs with primary bedroom
- Large window overlooking the trees with pull down shade and blackout drapes
- Two other windows with one having roll down shade and Roman shade
- New wallpaper accent wall
- Ceiling fan
- Recessed can lighting
- Hardwood floors
- ENSUITE BATHROOM
  - Private bathroom for secondary bedroom #1
  - Vanity with storage
  - Window
  - Tub/shower combination

### UTILITY ROOM

- Washer and dryer, 2021, included
- Storage cabinets and shelves
- Utility sink

### SECONDARY BEDROOM #2

- Located on the 1st floor
- Large room could function as a home office, game room or guest bedroom
- Entrance with French doors with drapes
- Hardwood floors
- French doors that open to backyard
- Walk-in closet
- Ceiling fan
- Recessed can lighting
- Wet bar with sink, mini wine fridge, undercabinet lighting, stone countertop and storage; ideal for entertaining
- ENSUITE BATHROOM

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