

4722 Waring Street

Sarah Callaway Sulma

Realtor-Associate®

713.299.9888

sarah.sulma@sir.com



Notable Features + Amenities

General Features

- **House:** 5,829 sq. ft. (per HCAD)
- **Lot:** 9,180 sq. ft. (per HCAD)
- **Year Built:** 2005 (per HCAD)
- **Extensive Remodel:** 2023
- Elevator Shaft
- Bulbrite Recess Lighting by M&M Lighting

Entry

- Custom steel door
- White oak flooring
- Two story entry
- Custom chandelier

Dining - 17' X 13'

- Restoration Hardware chandelier and sconces
- Large wall for art
- Three bay windows looking out to front yard
- Wet bar off dining

Wet Bar

- Soapstone quartz countertops
- Zephyr wine cooler
- Kraus Sink
- Under cabinet lighting
- Glass front cabinets

Office - 12' X 10'

- Study with double-height ceiling
- Wood ceiling fan
- Custom shelving
- View of beautiful oak out front

Formal Powder

- PJ Palazzo wallpaper
- Restoration Hardware Custom Savile wall sconces
- Frank Lloyd polished nickel + wood faucet
- Luna Plena quartz countertops
- Frank Lloyd Wright polished nickel cabinet pulls
- Mirror
- Soft closing drawers and cabinets
- Kohler toilet
- Off powder - under stairs storage

Kitchen - 19' X 19'

- Nantucket undermount stainless sink
- Luxe Steel Odin square faucet
- Under cabinet lighting
- Atlas Homewares pulls
- Spacious walk-in pantry with drawers + shelves
- 48-inch Dual-Fuel Range Oven and 30" Combination Wall Oven, 1.7 cu. ft. Microwave Speed
- Zephyr vent hood
- Signature refrigerator and freezer
- Signature dishwasher
- Soapstone quartz backsplash, countertops and waterfall island with under island storage
- Double drawer trash can

Family Room - 22' X 18'

- Gas log fireplace
- Wood built-in shelves
- Quartz counters
- Stone mantle
- Custom built steel door to backyard
- Monte Carlo ceiling fan

Full Bath Down

- Off first floor bedroom
- Delta chrome hardware
- Dekton Trance Onrika countertops
- White subway mirror wall
- Vanity light bronze fixture
- Walk-in shower
- Livingston bison shower tile and flooring
- Blot Night Porcelain 8" shower tile
- Kohler toilet

Mud Room

- ICE LAKE quartz bench
- Basalt Paragon Jet backsplash
- Amerock Bronz pulls + Amerock Esquire Double pulls
- Elevator shaft

Guest Suite - 14' X 12'

- First floor
- Door to backyard

Primary Bedroom - 20' X 16'

- Oversized
- Double door entrance
- Overlooks backyard
- Coffee bar
- Utility off primary

Primary Bathroom - 17' X 14'

- Cambria Berwyn slab countertops
- Allaria Brizo Onyx faucets
- Daltile Zen Remedy shower tile
- Livingstone shower floor tile
- Nickel pulls
- Soaking tub
- Livingstone Bianco porcelain floors
- Aged Pewter pendant light

Utility - 9' X 6'

- Off primary bedroom
- Undermount Cairn sink
- Brizo Odin faucet
- Marazzi rice blue tile

Secondary Bedroom 1 - 16' X 15'

- Monte Carlo ceiling fan
- Carpet
- Spacious walk-in closet
- Window looking out to front yard
- En-suite Bathroom
- Delta faucet
- Vicostone quartz countertops
- Two Young House bubble vanity lights
- Marble mosaic floor tile
- Shower bench
- Delta trinsic shower head

Powder Bath Upstairs

- Delta Vero faucet
- Calacatta gold porcelain
- Kohler toilet

Secondary Bedroom 2 - 14' X 12'

- Middle bedroom
- Walk-in closet
- Separate sink
- Hollywood bath connects bedroom 2 and 3

Secondary Bedroom 3 - 15' X 13'

- Window looking into backyard
- Spacious and high-ceiling closet
- Separate sink

Media Room - 16' X 15'

- Built-in shelves and cabinets
- Monte Carlo ceiling fan

Game Room/Loft - 15' X 12'

- Located off media room
- Added in 2016 (per seller)
- Two walk-in closets
- Two reading nooks
- Pendant fixtures
- Recessed lighting

Full Bathroom

- Located off game room
- Shower with travertine
- Separate water closet
- Dual pedestal sinks

Backyard

- Pool with spa + Catch-A-Kid holes surrounding
- Covered patio with ceiling fan and speakers
- Turfed
- Sprinkler system