

2302 Gardenia St

COMPASS

Features & Amenities



House Overview

Bedrooms	4
Baths	3 Full + 1 Half Bath
Square Feet	3,114 per HCAD
Lot Size	7,126 per HCAD
Year Built	2020 per HCAD
Garage	2 Car Attached
Neighborhood	Oak Forest

OVERALL

- Recent construction
- Sellers added in ground pool in 2022!
- Floor-to-ceiling windows frame stunning views of the lush trees beyond, creating a serene, treehouse-like ambiance
- Ample storage with mudroom, large walk in closets in every room and a huge under the stair storage closet
- Double height garage with space for a lift
- Rare first floor primary bedroom
- Easily access to 610, 45, 290 and I10
- Access the White Oak Bayou trail at the end of the block with over 17 miles of public greenspace and hike-and-bike trails
- Close to the new "Stomping Grounds" venue with lots of shopping and dining options including Becca Cakes, Fat Cat Creamery, Bollo Woodfired Pizza and Rooster & Rice, to name a few
- Close proximity to parks including Candlelight Park, TC Jester Trails and Dog Park, Shepherd Park, Oak Forest Park
- Popular dining options including Millies, Sunday Press Coffee, D'Alba, Walking Stick Brewery, Wakefield Crowbar

FRONT EXTERIOR

- Gorgeous curb appeal
- Double wide driveway leading to attached 2 car garage
- Garage is double height so you could add a lift
- Fresh landscaping
- Large mature tree, perfect for a swing
- Gutters
- Covered front porch
- Lanterns flank either side of garage
- Ring security doorbell

BACK EXTERIOR

- Step out from living room to large covered back patio perfect for grilling and dining al fresco
- Installed child gate
- Ceiling fan
- Recessed can lights
- Fully fenced in the backyard with space for entertaining and kids/pets to play!
- In ground pool with chiller, self cleaner, sun deck with hole to add umbrella and fountains
- Sellers added pavers in yard for outdoor furniture
- Professionally landscaped with tons of trees providing shade and privacy
- French drains

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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Features & Amenities

- Spray foam insulation
- Ring security camera
- Large, pebbled sides of house make great dog run

ENTRY

- Craftsman style front door with glass divided light windows
- Engineered hardwood floors
- Double height ceiling with views up to second floor landing
- Decorative light fixture
- Plenty of room for entry furniture, wallspace for art

STUDY

- French doors open to flexible space
- Could function as a study, playroom or formal living or dining
- Paneled accent wall
- Engineered hardwood floors
- Ceiling fan/light fixture
- Large window overlooking trees with custom roll down shade

KITCHEN

- Onsite custom built cabinetry built all the way to the top
- Quartz countertops
- White subway tile backsplash
- Engineered hardwood floors
- Island with breakfast bar seating
- 2 decorative pendant lights
- Large basin sink in the island with pull down faucet
- KitchenAid Stainless steel appliances:
 - 36" gas range with 6 burners and large convection oven
 - Pot filler with vent hood above
 - Dishwasher
 - Microwave
- Recessed can lights
- LED under cabinet lighting
- Under cabinet outlet
- Walk-in pantry
- Pull out trash can

- Coffee bar station
- Bar area with open decorative shelving and stainless steel wine fridge

DINING ROOM

- Open floor plan with kitchen and family room
- Newer decorative pendant
- Door to easily access covered back porch

LIVING ROOM

- Floor-to-ceiling windows frame stunning views of the lush trees beyond, creating a serene, treehouse-like ambiance
- Windows with custom roll down window shades
- Open floor plan with dining and kitchen
- Centered around gas log fireplace with wooden mantle
- Display shelves and cabinet flank either side of fireplace
- Shiplap accent backing
- Bracket to hang tv
- Recessed can lights
- Ceiling fan

POWDER ROOM

- Vanity with storage
- Quartz countertops
- Decorative mirror
- Vanity lights
- Window
- Decorative wallpaper
- New decorative light switch plate

PRIMARY SUITE

- Rare first floor primary
- Engineered hardwood floors
- Ceiling fan/light fixture
- Recessed LED can lights
- Custom blackout roll down window shades
- Room for a sitting area

PRIMARY BATHROOM

- On Site Built Custom Cabinetry
- Quartz countertops

Features & Amenities

- Dual vanities with separate sinks, ample storage and decorative mirrors
- 12x24 Porcelain tile
- Freestanding soaking tub with tile surround and wall mounted tub filler
- Decorative light fixture
- Walk in shower with rain shower head, frameless glass door and half wall of tile
- Double doors open to custom built walk in closet with direct access to utility room!
- Private water closet

GAME ROOM

- At the top of the stairs find open and large game room
- Engineered hardwood floors
- Recessed can lights
- Windows with custom roll down shades
- Ceiling fan

SECONDARY BEDROOM #1

- Located upstairs
- Generous sized room
- Wallpaper accent wall
- Decorative light switch plate
- Ceiling fan/light fixture
- Low profile carpet
- Windows with roll down blackout shade and drapes
- Custom walk in closet
- Access to jack & jill bathroom

SECONDARY BEDROOM #2

- Located upstairs
- Wallpaper accent wall
- Ceiling fan/light fixture
- Low profile carpet
- Windows
- Custom walk in closet
- Access to jack & jill bathroom

JACK & JILL BATHROOM for SECONDARY BEDS #1 & #2

- Large vanity with dual sinks and ample storage
- Quartz countertop

- Transom window to let in natural light
- Large framed mirror
- Separate room for tub/shower combination and toilet

SECONDARY BEDROOM #3

- Great guest suite
- Located upstairs
- Ceiling fan/light fixture
- Low profile carpet
- Windows
- Custom closet
- ENSUITE BATHROOM
 - Vanity with storage
 - Quartz countertop
 - Decorative mirror
 - Rain/dual shower head
 - Walk in shower with frameless glass shower door

FLEX SPACE

- Cat walk space that can be accessed from secondary bedroom #3
- Perfect spot for homework, reading nook!
- Overlooks entry

MUD ROOM

- Custom built bench
- Shoe storage area
- Hooks to hang bags/coats
- Another wall with beadboard backing and hooks to hand even more storage items
- Can be accessed from the two car garage
- Next to utility room
- Another large walk in closet under the stairs for ample storage

UTILITY ROOM

- Decorative stone floor
- Can be accessed from mudroom and from primary closet
- Washer/dryer hookups
- Folding counter
- Ample storage cabinets
- Drying rod