



414 East Gaywood Drive Houston, TX 77079



House Overview

Bedrooms	4
Baths	2 and 1/2
House SF	2670sf (per HCAD)
Lot Size SF	11,182sf (per HCAD)
Year Built	1961 (per HCAD)
Garage	Detached 2 car.

HIGHLIGHTS AND FEATURES

Located in the highly sought after Rustling Pines subdivision in Gaywood

Zoned to Rummell Creek Elementary (buyer to verify)

Not in a flood zone and never flooded (per seller)

Easy access onto Memorial Drive and Beltway 8

Incredible privacy thanks to front courtyard design

Minutes to world class shopping and dining at City Center, Memorial City Mall and Town and Country Mall

Steps to miles of trails and parkland.

Over 200k in upgrades by current owners

2025 Amana HVAC system. One the bedroom side. Warranty available

2025 roof by Eldridge Roofing. Warranty available.

2025 Replaced all fire alarms

2025 Foundations checked in preparation for listing (report available)

2023. Primary bath redesigned by designer M Naeve of Houston. Featured in a magazine. New mirrors are vintage Italian brass sourced by M Naeve. Sconce lights are rare vintage designer pieces worth around \$3000 each. All new tile from Ann Sacks, countertops, shower into tub etc. New Toto toilet. All new hardware, Waterworks faucets, showerhead, mirrors. Cabinetry custom designed and carpenter made onsite. Tub could easily be converted back into the shower.

2023 Primary closet remodel – Carpenter built custom closet designed with custom made drawers and hanging option. Pocket door added.

2023. California Custom closets added into two of the secondary bedrooms.

2023. New Toto toilets in all bathrooms.

2022 Fisher Paykel oven/range and vent hood.

2022. Vent hood was completely redesigned and reconfigured to be more powerful than the original

2022 Fisher Paykel kitchen fridge.

2022 Fisher Paykel dishwasher.

2022 Kitchen update. New backsplash, quartzite countertops, painted cabinetry and added brass hardware.

2022. Secondary bath remodel. New tub tile from Ann Sacks. Had a specialist restore the original terrazzo floor tile. All new hardware, Waterworks faucets, showerhead, mirrors and lighting. New Toto toilet.

2022. Farrow and Ball exterior paint.

2022. Farrow and Ball Interior paint. Every surface

2022. Major electrical updates throughout including the electrical box

2022. House wired for the best/fastest possible cable internet access anywhere in the house (since Yassine needs this for work) - new wiring, routers, modems throughout the house

2022. Installed the TV/ entertainment system - we can leave the routers and TV etc

2022. Installed charger hookup for an electric vehicle in the garage (we ran the electric underground from house to garage, so you just have to plug the car in- just that cost around \$5000)

2022. Chimney completely restored - cleaned, painted inside. Chimney cap and crown replaced and curtain added.

2021. New plumbing.

2021. New sewer lines

2021. Engineered flooring added to secondary bedrooms.

2021. Wall texture removed and trim updated.

2021. All light switches and doorknobs updated

2021. New sprinkler system

2018. Second HVAC and furnace

2018. Kitchen update. New kitchen cabinets, design and countertops – previous owners remodeled that entire half of the house (took down walls etc)

2018. Engineered flooring installed in main living areas (previous owners).

2018. Windows replaced (by previous owners)

Landscape design by Sarah Lake of San Antonio. Tens of thousands spent adding new trees.

Shade store custom curtains

Any Non-Realty Items.

Washer and dryer

Any Exclusions.

None

Utility bills.

Water can be up to \$250 during a very dry summer.

Gas \$35/month

Electric \$200 in summer, less in winter

Internet:

AT and T high speed throughout the house.

Transferable Warranties.

Roof and AC

What are your 5 favorite things about the home?

We love our windows.

We absolutely love our yard, native plants, trees and the fact that you can see green from all of our windows.

We love our courtyard- it is our favorite thing. We love having a large bright office/family room away from the bedrooms.

We love having the bedrooms in a separate part of the house and the pocket door to close the area off.

We love our circular driveway and driveway - it's very convenient and looks good.

What are your 5 favorite things about the neighborhood?

We LOVE the wildlife, especially the birds.

We love being next to the bird sanctuary and nature walks.

We love that the neighborhood is so quiet but also close to everything.

The neighbors are so friendly and quiet.

We are close to city center, Verbena coffee and many other conveniences. We can drive to the airport so easily on the Beltway!

HOA

Neighborhood patrol

HOA built new entry (brick wall and sign) done last year - residents paid \$1000 each

HOA fees are very low - around \$600 per year

Information provided per current owner and also sourced from previous listings (and therefore those owners)

© Keller Williams Metropolitan. All Rights Reserved. This material is based upon information which we consider reliable but because it has been supplied by third parties; we cannot represent that it is accurate or complete and it should not be relied upon as such. This offering is subject to errors, omissions, changes, including price or withdrawal without notice. All info per seller. Some of the information the current sellers have was provided by the original builder. Room sizes, square footage, school zoning, grade availability, "walkability" and any feature in the home or about the home that is important to the buyer should be independently verified.

Please do not include this document as part of any contract. It is for informational purposes only.

