

9218 Kapri Lane

Notable Features + Amenities

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4 Bedrooms | 3 Baths | 2,575 Building Sq. Ft. | 7,930 Lot Sq. Ft. | Built in 1958

KEY FEATURES

- Timeless, on-trend and move-in ready
- Rare 2-story with 4 spacious bedrooms & 3 large bathrooms
- Tons of seller improvements!
- Flexibility for use of space
- Solid hardwood & chic black travertine flooring throughout
- Quartz countertops throughout
- Designer paint throughout
- Storage galore
- Beautiful & lush low-maintenance landscaping

LOCATION, LOCATION, LOCATION!

- Walkability & close proximity:
 - Coffee shops, bakeries, etc.: Three Brothers Bakery, Coffee Trend & Shipley's
 - Several parks: Linkwood Park, Karl Young Park, Huckleberry Park, Evelyn's Park, and Brays Hike & Bike Trail
 - YMCA, McGovern neighborhood library and numerous restaurants, shops, fitness & more!
 - Zoned to Bellaire High School
- Easy commute to Texas Medical Center, Rice University, Downtown, The Galleria & Greenway Plaza

Kitchen & Breakfast Room

- Quartz countertops
- Timeless white cabinetry
- Marble, subway tile backsplash to the ceiling
- Large stainless-steel sink with nickel faucet
- Stainless-steel appliances:
 - Refrigerator + freezer
 - Gas cooktop
 - Wall oven
 - Built-in microwave
 - Dishwasher
- Breakfast Bar
- Pantry
- Recessed LED can lights
- Access to the driveway for easy grocery unloading
- Breakfast Room – adjacent to the Kitchen featuring a designer light fixture, large window & chic black slate flooring

Dining Room

- Recessed LED lights
- Larger than average, providing ample space for a table of any shape
- Large windows overlooking the beautiful front yard
- Hardwood flooring
- Functional as a Lifestyle Room – Game Room, Playroom, Home Office, Den or other

Game Room / Home Office / Flex Room

- Substantially large windows
- Wall sconces
- Flexible as a Playroom, Home Office, Home Gym, Den or other
- Conveniently situated off of the Family Room, with access to the Backyard, Back Patio & driveway
- Hardwood flooring

Family Room

- Expansive with ample room for dual use of space
- Built-in display shelves
- Chic black slate flooring
- Recessed LED can lights
- Open to the Kitchen, Breakfast Room & Game Room for effortless entertaining

Primary Suite

- Spacious with beautiful recent paint
- Pinterest-worthy light fixture
- Spacious closet
- Hardwood flooring
- Crown molding
- **Primary Bathroom:**
 - Quartz countertop
 - Large decorative mirror
 - Oversized walk-in shower with frameless glass
 - Soaking tub
 - Window allowing for natural light
 - Updated (2022)

**All information per sellers. Please independently verify.*

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Martha
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Secondary Bedrooms & Bathroom

- **Three Secondary Bedrooms:**
 - 1 on the 1st floor and 2 on the 2nd floor
 - Spacious closets
 - Hardwood flooring
 - Large windows
- **Two Secondary Bathrooms:**
 - Both updated in 2022
 - 1st floor – Quartz countertop, shaker style cabinets, built-in linen cabinetry, large shower & chic vanity mirror
 - 2nd floor – Limestone tile, quartz countertop, shaker style cabinets & tub/shower with frameless sliding glass door

Outdoor

- Large backyard with tons of greenspace – perfect for pets & kids to play
- Large covered Back Patio with:
 - Recessed can lights (2019)
 - Recently re-stained wood decking (2025)
- Beautiful brick & cement board exterior
 - Brick limewashed (2023)
- Beautiful & lush low-maintenance landscaping
- Stately mature trees
- 6-inch gutters with leaf guard

Other Features

- **Utility:**
 - Conveniently located inside the home
 - Glass-front, barn-style doors
 - Built-in cabinets & clothes hanging rod
 - Additional storage space
- Tons of storage throughout, including multiple walk-in closets with built-in shelving & hanging space
- Front porch, perfect for enjoying morning coffee
- Beautifully painted front door
- Formal entry with recent light fixture (2025)
- Fresh paint throughout interior (2025)
- **2-Car Garage:**
 - Oversized, creating extra space for storage
 - Recent floor coating (2025)
 - Garage door opener replaced (2023)
- Water heater (2023)
- Exterior doors replaced (2021)
- Baseboards with quarter-round trim
- Long driveway (2019)
 - Open to the backyard and enclosed by a driveway gate, providing extended play space
- Driveway gate – recently repainted (2025)
- Large windows throughout with custom window coverings
- Walk-in attic access
- Cedar fence
- Did Not Flood*

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