

1 of 1

4991
Dumfries

MEYERLAND

Martha
Turner

Sotheby's
INTERNATIONAL REALTY



Timeless Luxury. Precise Detail. Versatile Design.

4/5 Bedrooms

5 Bathrooms

5,511 Total Square Footage

9,075 Lot Square Footage

2022 | Recent Construction

4991dumfries.com



Masterfully crafted in 2022, this stately residence overflows with thoughtfully designed living spaces. Nestled in the heart of Meyerland, this timeless home blends warmth and sophistication with meticulous detail, luxurious finishes, and versatile spaces tailored to modern living. From the slurried brick and stucco exterior to the metal seam roof and copper gas lanterns, every element makes a striking first impression.

Step inside the Foyer, where a stunning cross-beam White Oak ceiling detail, opulent brass fixture, and French Oak engineered floors set the tone. Sightlines draw your eye straight to the backyard, while dual glass wine vaults with accent lighting and black metal racks flank the entry for a dramatic architectural statement. The private Study—enclosed by 8-foot French doors—features rich green paneled walls, built-ins, a walk-in closet, and access to a full bath, making it ideal as a Fifth Bedroom, Home Office, or flexible Lifestyle Room.

Designed for both elevated entertaining and everyday living, the formal Dining Room showcases a wood-paneled accent wall, statement chandelier, and a seamless flow into a beautifully appointed Butler's Pantry with marble counters and floating White Oak shelves. The chef's Kitchen is truly magazine-worthy, complete with marble countertops, double islands with White Oak cabinetry, brass and glass pendants, a stunning White Oak vent hood surround, and premium appliances including a Dacor refrigerator, freezer, dishwasher, and gas range. Thoughtful storage solutions abound, from custom drawer organizers to a spacious walk-in pantry, all illuminated by abundant natural light.

The Kitchen opens effortlessly to the expansive Breakfast Room and impressive Family Room—an entertainer's dream.

Sixteen-foot sliding glass doors create seamless indoor-outdoor living, while the Family Room's gas-log fireplace with White Oak mantle, custom built-ins, raised ceiling detail, and attached Wet Bar elevate the space. Walls of windows bathe the home in natural light, highlighting the cohesive French Oak flooring and high ceilings throughout.

The Primary Suite is a serene retreat featuring decorative White Oak ceiling detail, a black rattan chandelier, seagrass wallpaper accent wall, and ample room for a sitting area. The spa-inspired Primary Bath offers dual vanities with marble countertops, brass fixtures, a freestanding soaking tub, and an oversized walk-in shower with Italian porcelain tile and frameless glass enclosure. A generous walk-in closet with built-ins and metal hanging rods provides exceptional organization. Upstairs, three Secondary Bedrooms each feature en-suite baths and walk-in closets. Additionally, a spacious Game/Flex Room offers endless possibilities for play, media, fitness, hobbies, or additional workspace.

Outdoor living is equally exceptional. The covered patio boasts Trex flooring, a wood-paneled ceiling, black ceiling fans, and a fully equipped Summer Kitchen with natural stone countertops, grill, sink, mini fridge, and storage. The turfed backyard includes a putting green and ample space for a future pool, all framed by low-maintenance landscaping and custom iron details. Walkable to Kolter Elementary, Meyerland Middle, Godwin Park, the Brays Hike & Bike Trail, and the Jewish Community Center, with easy access to the Texas Medical Center, Rice University, The Galleria, Greenway Plaza, and Downtown, this home offers not only extraordinary design but also an unbeatable location and lifestyle.

FRONT ELEVATION

Nestled in the heart of Meyerland, this timeless home blends warmth and sophistication with meticulous detail, luxurious finishes, and versatile spaces tailored to modern living. From the slurried brick and stucco exterior to the metal seam roof and copper gas lanterns, every element makes a striking first impression.

FOYER

Masterfully crafted in 2022, this stately residence overflows with thoughtfully designed living spaces that are evident from the moment you enter this warm and welcoming home.





WINE VAULTS

Two separate wine vaults flank each side of the gorgeous White Oak ceiling beam detail in the Foyer. Both vaults feature full-glass doors with sleek black hardware, individual accent lighting, a slurried brick focal wall, black metal bottle racks, 18 bottle capacity in each & AC vents in each.



READING NOOK & FOYER

There are tons of desirable & notable features throughout including several storage closets, Bella Cera French Oak engineered wood floors, large windows, high ceilings, solid core doors with sleek 3-panel design & black hardware, 6" baseboards, and so much more.

DINING ROOM

Views from the Foyer of the expansive Dining Room.





HOME OFFICE/STUDY

The Study features wood-paneled walls, a grand two-tier brass chandelier, large windows, French Oak engineered wood floors, built-in book and/or display adjustable shelves, built-in storage cabinets, walk-in closet & access to a Full-Bath.

The room is wonderfully flexible as a fifth Bedroom, Playroom, Game Room or other Lifestyle Room.

FIRST-FLOOR FULL BATHROOM

The designer-curated 1st Floor Full Bathroom is appointed with a custom floating vanity with brass hardware, sophisticated designer accent tile wall, elegant brass sconces & mirror, brass plumbing fixtures & bathroom hardware, French Oak & chic tile flooring and a separate enclosed room housing a toilet & oversized walk-in shower with frameless shower glass, stylish tile & shower niches

This bathroom is conveniently situated off the Foyer for guest use and through the Study, providing capability for a fifth bedroom.





DINING ROOM

The expansive Dining Room overflows with beautiful details including a regal brass & glass chandelier, Pinterest-worthy wood paneled accent wall, raised ceiling detail, French Oak engineered wood floors, spacious enough for a table of any shape, large windows with custom shades allowing for wonderful natural light, a closet with built-in shelving & electrical outlet and recessed LED lights.

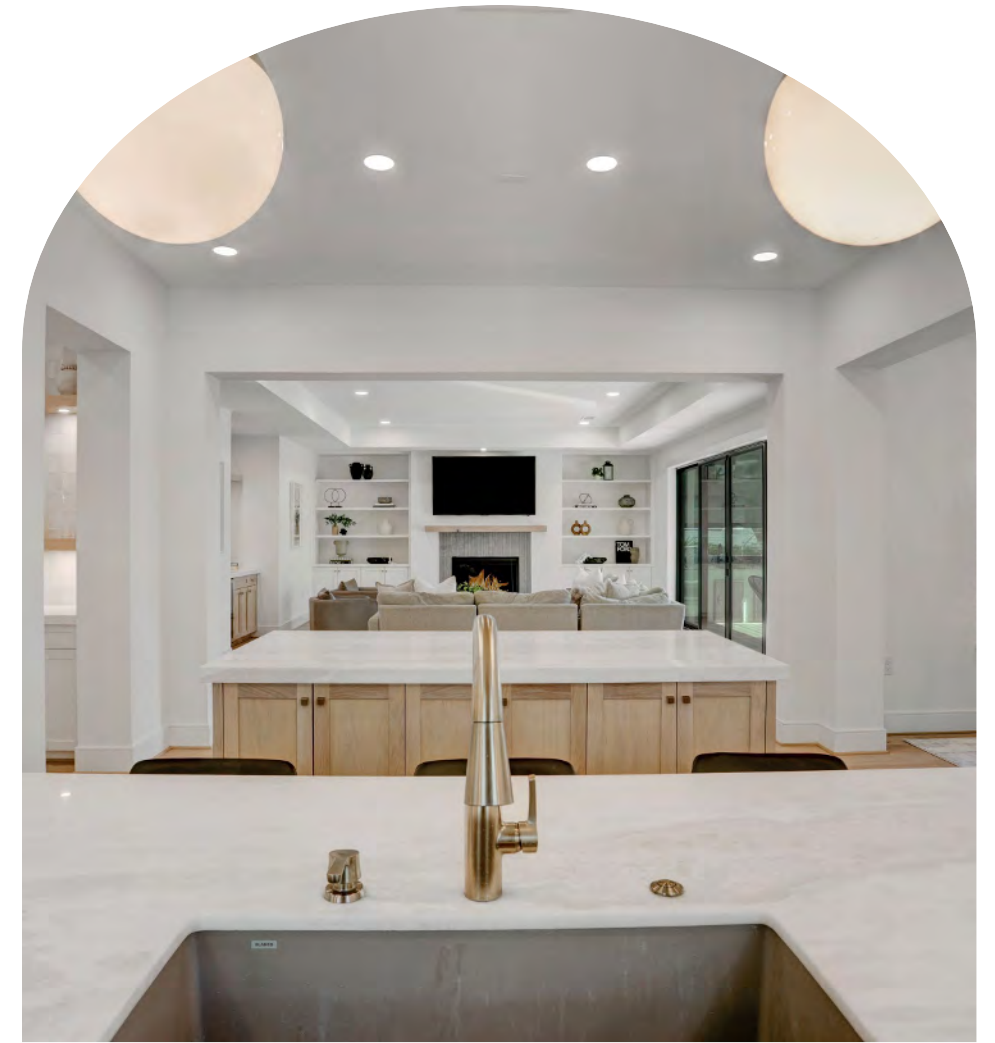
Enjoy joyous dinners with family and friends in this chic space with numerous luxurious details.

Access to the Butler's Pantry & a cozy sitting area, this room is also functional as a Playroom, Game Room or Flex Room.

BUTLER'S PANTRY

Signature details include a Blanco Rhino marble countertop, timeless countertop to ceiling Zellige ceramic square tile accent wall, floating White Oak shelves with under-shelf accent lighting and custom cabinetry with brass hardware.

Conveniently situated between the Dining Room & Kitchen for effortless entertaining.



KITCHEN

State-of-the-art Chef's Kitchen, overflowing with coveted details - Blanco Rhino marble countertops, double islands with White Oak accent cabinetry, chic brass & glass pendants, countertop to ceiling Zellige ceramic square tile accent wall, floating White Oak shelves with under-shelf accent lighting, Dacor appliances, walk-in Pantry, Coffee Bar, Breakfast Bar, custom cabinetry, and so much more.





FAMILY ROOM

What a dreamy space - Enjoy relaxing with family and friends in this fabulous and oversized Family Room with 16' sliding glass doors leading to the Back Patio.

This space also features a gas-log fireplace with White Oak mantel, sleek honed marble tile surround & hearth and safety glass, built-in storage cabinets with brushed brass hardware, adjustable display shelves flanking both sides of the fireplace and a raised ceiling detail.



WET BAR

The stunning Wet Bar is adorned with a Blanco Rhino marble countertop, sink with Delta brushed nickel faucet, designer countertop-to-ceiling accent tile, Dacor wine/beverage mini fridge, floating White Oak shelves with under-shelf accent lighting and White Oak custom cabinetry with brass hardware.

BREAKFAST ROOM

The Breakfast Room is spacious enough to be a combination of a Breakfast + Dining Room and features walls of large windows overlooking the beautiful Backyard and an elegant black & brass chandelier.

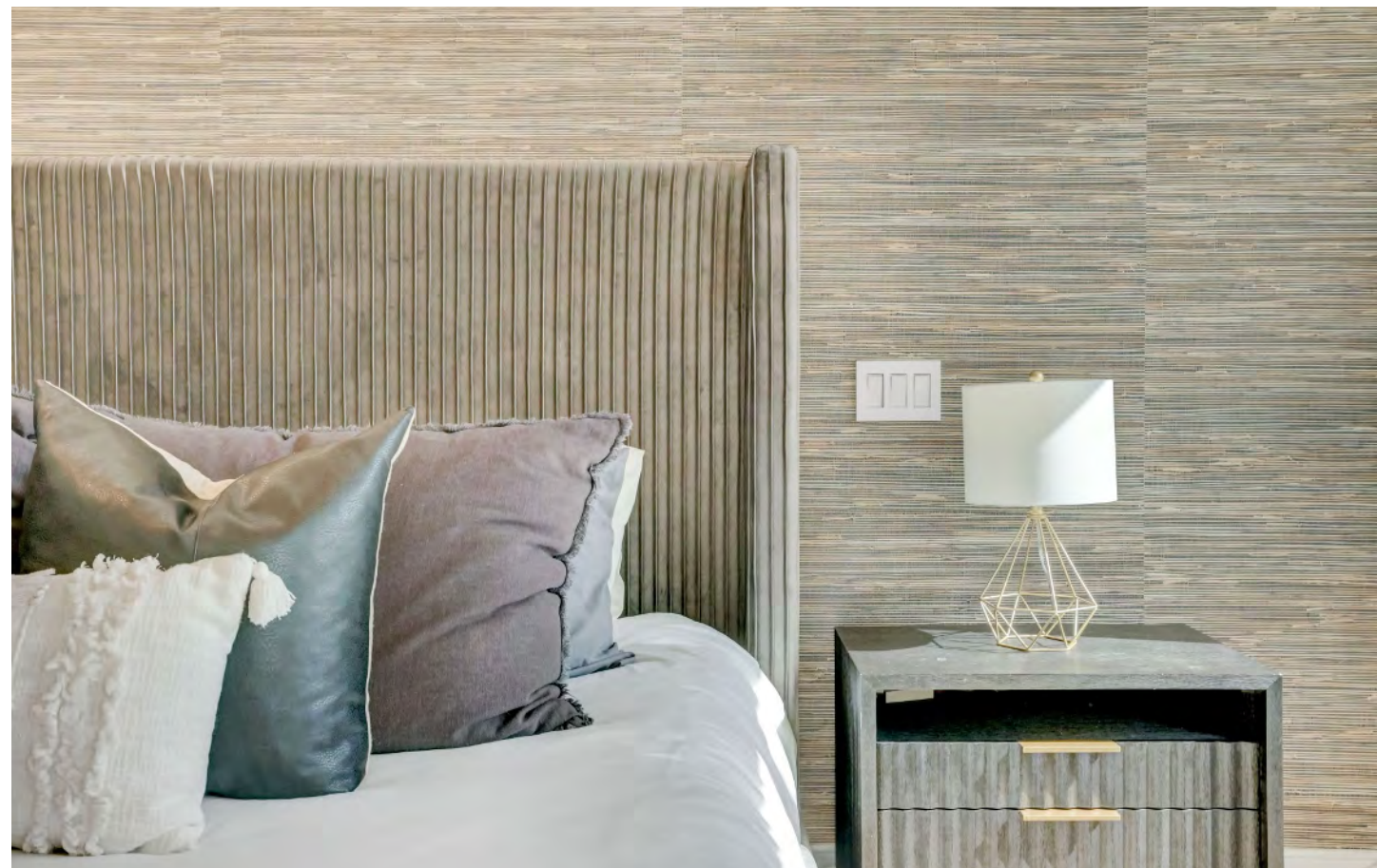


OWNERS' RETREAT

[Primary Bedroom] A designer's dream - a Primary Suite worthy of Architectural Digest.

The Primary Bedroom is spacious, warm & cozy with designer details including a raised ceiling detail with Oak panels in a decorative cross design, a stately rattan black chandelier, a grasscloth wallpaper accent wall, French Oak engineered wood floors, large windows with custom window coverings, built-in reading lights and ample space for a sitting area.

[Primary Bathroom] A true Owner's Retreat with two separate vanities with Kohler sinks, natural stone countertops, White Oak custom cabinetry with brass hardware, two large mirrors, luxe black & brass sconces, streamline freestanding tub, Italian porcelain tile flooring, a walk-in shower, water closet, and access to the walk-in closet.



MAIN STAIRCASE

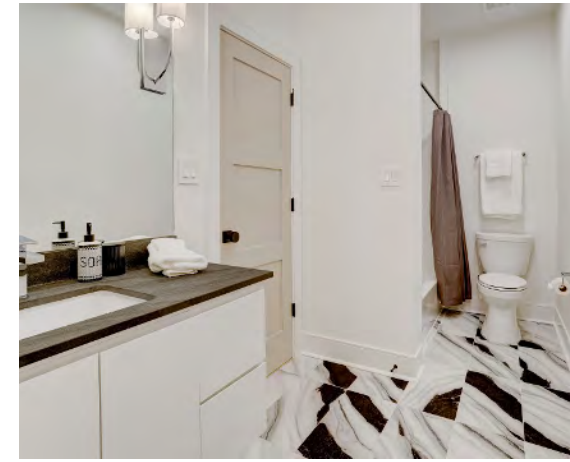
Grand brass chandelier, large windows and sleek custom iron stair railing.

Enjoy your morning coffee or a great book in this charming Reading Nook with window bench that opens for storage.



HOMEWORK NOOK

This charming Homework Nook with desk & outlets is conveniently situated on the 2nd floor near the Secondary Bedrooms.



SECONDARY SUITES

[Top Row] This airy bedroom overlooks the front approach and features French Oak engineered wood floors, a modern 3-blade ceiling fan, large windows with custom shades, and walk-in closet.

This charming en-suite bath serves the preceding secondary bedroom. Note the natural stone countertop, custom cabinetry, tub/shower with built-in niches, polished nickel plumbing fixtures and chic tile flooring.



[Second & Third Rows] These spacious bedrooms also feature en-suite baths, French Oak engineered wood floors, a modern 3-blade ceiling fan, large windows with custom shades, and large walk-in closets with metal rods & built-in shelving.



[En-Suite Baths] These charming en-suite baths serve the preceding secondary bedrooms.

LAUNDRY

The sleek Laundry & Utility Room (2nd floor) features built-in cabinets, a sink with polished nickel faucet, Quartz countertop for clothes folding, a linen/storage closet and Terrazzo tile flooring.



MUDROOM

The Mudroom features 4 hooks on a shiplap accent wall, a spacious L-shaped bench, shoe cubbies and built-in open storage shelves.



GAME ROOM

The Game/Flex Room is larger than average and a perfect space for a Media Room, 2nd Home Office, Home Gym, Playroom, Hobby Room or a combination of any type of Lifestyle Room that you may need.

The chic wallpapered accent wall, French Oak engineered wood floors and wonderful natural light make this space both beautiful and comfortable.



FLEX ROOM: GYM, PLAYROOM, MEDIA, MUSIC ROOM, HOBBY ROOM

The possibilities are endless in this uniquely rare space!

BACK PATIO

The spacious Back Patio has it all - Trex flooring, access to the Family Room through 16' sliding doors, a wood paneled tongue & groove ceiling detail, black Hunter ceiling fans and a Summer Kitchen with Blaze 4-burner gas grill, sink, natural stone countertop, Blaze mini fridge, trash drawer, storage cabinets and privacy shade.

The Back Patio overlooks the beautiful backyard and leads to the Family Room, Mudroom, Game Room and Garage.



BACKYARD

The turfed backyard with putting green provides low-maintenance with tons of room for play and a pool.

So much room for activities and fun!

[Pool] Virtual rendering*



Features and Amenities

Key Features

- Impeccably built recent construction
- Timeless, warm & inviting home with meticulous detail, luxurious finishes and versatile design
- Over \$50k in Seller improvements
- Multiple Lifestyle Spaces for flexible use of rooms – study, fitness, play, reading, hobbies & option for downstairs bedroom
- Architectural Digest- worthy Kitchen
- Fabulous Outdoor Living

Location, Location, Location!

- Fantastic Walkability To:
 - Kolter Elementary
 - Godwin Park
 - Brays Hike & Bike Trail
 - Jewish Community Center - Milton Levit Family Campus
- Easy access to wonderful neighborhood & area highlights:
 - Meyerland Plaza
 - Kid Fun! – Evelyn’s Park, Nature Discovery Center, Palace Social & more
 - Numerous restaurants, shops, fitness studios & parks
- Easy commute to Texas Medical Center, Rice University, The Galleria/Uptown, Greenway Plaza, The Energy Corridor & Downtown

Meyerland Community Improvement Association -

Citizen Patrol program – Harris County Precinct 5 Constable contracted patrol with Vacation Watch

Room Types

- Foyer
- Family Room
- Chef’s Kitchen
- Breakfast Room
- Home Office
- Game/Flex Room
- Wine Vaults
- Dining Room
- Wet Bar
- Butler’s Pantry
- Spacious Secondary Bedrooms
- All En-Suite Bathrooms
- Reading Nook
- Homework Nook
- Mudroom
- Utility Room

Kitchen Features

- Double Islands
- Blanco Rhino Marble Countertops
- Breakfast Bar
- Coffee Bar
- Chic pendants
- Tons of cabinetry
- Floating White Oak shelves
- Gorgeous tile accents
- Walk-In Pantry
- Appliances:
 - Built-in Refrigerator & Freezer
 - Gas Range
 - Dishwasher
 - Built-in microwave
 - Warming drawer

Primary Suite Features

- Spacious & cozy
- Raised ceiling
- Designer chandelier
- Built-in reading lights
- Grasscloth wallpaper accent wall
- Sitting Area
- Luxe Bathroom
- Walk-in Closet

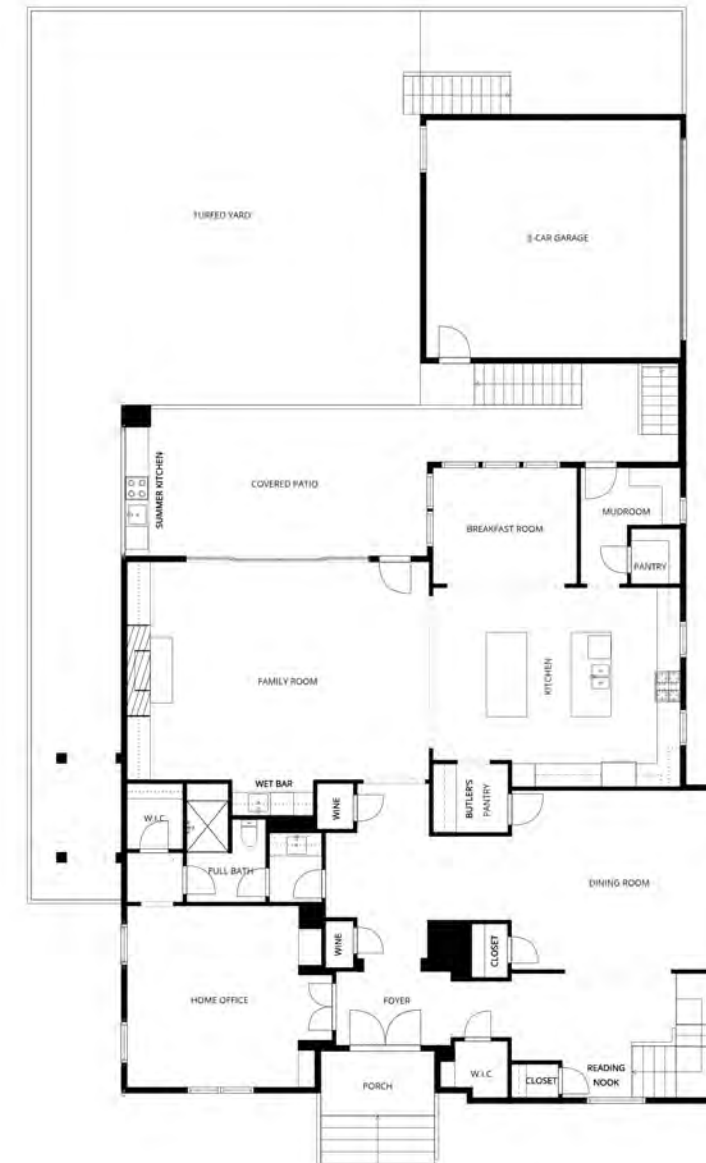
Other Interior Features

- High ceilings
- Tons of storage
- Designer light fixtures
- Flexible living spaces
- Gas-log fireplace
- Wet Bar
- 2 Wine Vaults
- Wired for Sound
- Smart-home features
- Natural stone countertops
- Custom window coverings
- Solid core doors
- Primary Bed – 2nd Floor
- Walk-In Closet(s)
- All en-suite bathrooms
- Flooring: Engineered Wood – White Oak, Tile, Porcelain
- Alarm system
- Heating & Cooling: Central; Multi-Zone
- Tankless water heater

Exterior Features

- Large covered Back Patio
- 16’ sliding glass doors
- Summer Kitchen
- Turfed Backyard
- Copper gas lanterns
- Mahogany & glass front door
- Security cameras
- Smart doorbell
- Detached/Attached 2-car Garage with epoxy flooring
- Corner lot
- Slurried brick & stucco exterior
- Pier & beam foundation

Floor Plan



1st Floor

2nd Floor



1 of 1

Curators of the unique



Lyndsey Alexander-Shoop

Realtor Associate®

713.502.4207

lyndsey.alexander@sothebys.realty

lyndseyalexandershoop.com



Margaret Vinson

Realtor Associate®

713.806.2633

margaret.vinson@sothebys.realty

margaretvinson.com

Martha
Turner

Sotheby's

INTERNATIONAL REALTY