

4991 Dumfries Drive

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## Notable Features + Amenities

4-5 Bedrooms | 5 Baths

5,511 Building Sq. Ft. | 9,075 Lot Sq. Ft. | Built in 2022

### KEY FEATURES

- Impeccably built recent construction
- Timeless, warm & inviting Meyerland home with meticulous detail, luxurious finishes and versatile design
- Over \$50,000 in Seller Improvements\*
- Multiple Lifestyle Spaces for flexible use of rooms – study, fitness, play, reading, hobbies & option for 1st floor bedroom
- Architectural Digest-worthy Kitchen
- Fabulous Outdoor Living:
  - Spacious covered patio with privacy shade
  - Summer Kitchen with marble countertops, gas grill, sink, mini fridge, trash drawer & built-in storage
  - Turfed backyard with putting green
  - Low maintenance landscaping
  - Room for a pool

### LOCATION, LOCATION, LOCATION!

- Fantastic walkability to:
  - Kolter Elementary & Meyerland Middle
  - 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 TMC, Rice University, The Galleria, Greenway Plaza & Downtown

### Foyer

- Stunning cross-beam White Oak ceiling detail
- Opulent brass orbit-form spherical designer chandelier
- French Oak engineered wood floors
- Large walls providing wonderful space for art display
- Sightlines to the beautiful backyard

### Study / First-Floor Bedroom Option

- 8' painted French double doors with sleek panels
- Wood paneled walls throughout in a rich green paint
- Grand, two-tier brass chandelier
- Built-in book and/or display adjustable shelves
- Built-in storage cabinets
- Attached walk-in closet with metal hanging rods & shelving
- French Oak engineered wood floors
- Access to a Full-Bath
- Large windows
- Perfect for your Home Office needs
- Flexible as a 5th Bedroom, Playroom, Game Room, Home Gym or other Lifestyle Room

### Wine Vaults

- 2 separate wine vaults flanking each side of the gorgeous White Oak ceiling beam detail in the Foyer
- Full-glass doors with sleek black hardware
- Individual accent lighting
- Slurried brick focal wall
- Black metal bottle racks with 18 bottle capacity in each vault
- AC vents in each vault

### 1st-Floor Full-Bath

- Custom floating vanity with brass hardware
- Sophisticated designer green accent tile wall
- Elegant brass sconces & mirror
- Brass plumbing fixtures & bathroom hardware
- French Oak & chic tile flooring
- Separate enclosed room housing a toilet & oversized walk-in shower with frameless shower glass, stylish tile & shower niches
- Conveniently situated off the Foyer for guest use and Study providing capability for a 5th bedroom

### Dining Room

- 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
- Closet with built-in shelving & electrical outlet
- Access to the Butler's Pantry & a cozy sitting area
- Oversized & functional as a Playroom, Game Room or Flex Room

4991dumfries.com



\*All information per sellers. Please independently verify.

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Turner

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# 4991 Dumfries Drive

## Butler's Pantry

- Blanco Rhino marble countertop
- Timeless countertop-to-ceiling Zellige ceramic square tile accent wall
- Floating White Oak shelves with under-shelf accent lighting
- Custom cabinetry with brass hardware
- Conveniently situated between the Dining Room & Kitchen

## Kitchen

- State-of-the-art Chef's Kitchen, overflowing with coveted details
- Timeless & worthy of Architectural Digest
- Blanco Rhino marble countertops
- Double islands with White Oak accent cabinetry, tons of storage & electrical outlets
- Chic brass & glass pendant
- Countertop-to-ceiling Zellige ceramic square tile accent wall
- Floating White Oak shelves with under-shelf accent lighting
- Deep Blanco sink with brass Delta plumbing fixtures
- Coffee Bar
- Stunning White Oak vent hood surround
- Designer, stainless-steel appliances:
  - Dacor side-by-side 42" refrigerator & freezer
  - Dacor 36" gas range
  - Dacor dishwasher
  - GE built-in microwave with automatic drawer
  - GE warming drawer
- Tons of custom cabinetry including:
  - Trash & recycle drawer
  - Spice drawer
  - Utensils organization drawer
  - Pots & pans drawers
  - In-cabinet organization systems, including organization for baking sheets
  - Soft-close cabinets & drawers
  - Brass hardware
- Breakfast Bar
- French Oak engineered wood floors
- Walk-In Pantry

## Breakfast Room

- Spacious enough to be a combination of a Breakfast + Dining Room
- Walls of large windows overlooking the beautiful Backyard
- Elegant black & brass chandelier
- Conveniently situated off the Kitchen & near the Family Room

## Family Room

- An entertainer's dream!
- 16' sliding glass doors leading to the spacious Back Patio
- Gas-log fireplace with White Oak mantle, sleek honed marble tile surround, tile hearth and safety glass
- Custom, built-in storage cabinets with brushed brass hardware
- Adjustable display shelves flanking both sides of the fireplace
- French Oak engineered wood floors
- Raised ceiling detail
- Built-in floor outlets with brass covers (3)
- Gorgeous Wet Bar
- Larger than average and open to the Kitchen & Breakfast Room

## Wet Bar

- 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
- White Oak custom cabinetry with brass hardware

## Primary Suite

- Spacious, warm & cozy
- Ample space for a sitting area
- Raised ceiling detail with White Oak panels in a decorative cross design
- Stately black rattan chandelier
- Grasscloth wallpaper accent wall
- French Oak engineered wood floors
- Built-in reading lights
- Large windows allowing for tons of natural light
- **Primary Bath:**
  - Two separate vanities with Kohler sinks
  - Natural stone countertops
  - White Oak custom cabinetry with brass hardware
  - Large mirrors (2)
  - Luxe black & brass sconces
  - Brass plumbing fixtures
  - Walk-in shower with Italian porcelain tile, large shower head, handheld shower wand, frameless glass enclosure & door, built-in niches & bench
  - Streamline freestanding tub
  - Italian porcelain tile flooring
  - Enclosed water closet with Kohler toilet
  - Large privacy window
- **Walk-In Closet:**
  - An abundance of clothes hanging space with metal hanging rods
  - Adjustable shelving
  - Built-in dressers & numerous drawers

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

# 4991 Dumfries Drive

## Secondary Bedrooms & Bathrooms

- **Three 2nd- Floor Secondary Bedrooms:**
  - All with an en-suite full bathroom
  - Large walk-in closets with metal rods & shelving
  - Modern 3-blade ceiling fans
  - French Oak engineered wood floors
  - Large windows with custom shades
- **En-Suite Secondary Bathrooms:**
  - Spacious vanities with on-trend natural stone countertops (Limestone & Granite)
  - Tub/showers with built-in niches
  - Polished nickel plumbing fixtures
  - Modern tile flooring

## Game/Flex Room

- Perfect for a Media Room, 2nd Home Office, Home Gym, Playroom, Hobby Room or any type of lifestyle room that you need
- Chic wallpapered accent wall
- French Oak engineered wood floors\*
- Large windows allowing wonderful natural light

## Outdoor

- **Backyard:**
  - Large Back Patio:
    - Trex flooring with limited lifetime warranty (rot resistant)
    - Access to the Family Room through 16' sliding doors
    - Wood paneled tongue & groove ceiling detail
    - Black Hunter ceiling fans (2)
    - Custom iron railing
    - Summer Kitchen:
      - Blaze 4-burner gas grill
      - Sink
      - Natural stone countertop
      - Blaze mini fridge
      - Trash drawer
      - Storage cabinets
      - Privacy shade\*
  - Spacious enough for a pool + play space
  - Turf with putting green\*
  - Easy maintenance landscaping
- **Front Entry:**
  - Copper gas lanterns
  - Metal seam roof
  - Mahogany & glass front door with black hardware – painted black for modern aesthetic
  - Impressive Travertine front steps & landing
  - Tongue & groove porch ceiling detail
  - Chic black mailbox with lock
  - Ring doorbell
  - Custom iron stair handrails

- **Exterior:**
  - Slurried brick & stucco exterior
  - Under-soffit lighting
  - Large, black framed windows
- Beautiful landscaping surrounding the home
- Wonderful corner lot

## Other Functional Features

- **Mudroom:**
  - Hooks (4) on a shiplap accent wall
  - Spacious L-shaped bench
  - Shoe cubbies
  - Built-in open storage shelves
- **Utility Room:**
  - Built-in cabinets
  - Sink with polished nickel faucet
  - Quartz counterspace for clothes folding
  - Linen/storage closet
  - Terrazo tile flooring
  - Conveniently located on the 2nd floor
- **Desirable home features throughout:**
  - Smart-home features
  - Bella Cera French Oak engineered wood floors in all living spaces & bedrooms (no carpet) – 50-year limited warranty
  - Natural stone countertops
  - Large windows with limited lifetime warranty
  - Custom window coverings\*
  - Solid core doors with sleek 3-panel design & black hardware (8' doors throughout 1st floor)
  - Emtek hardware
  - Delta plumbing fixtures
  - LED recessed lights
  - High-end custom cabinetry
  - Tons of storage
  - High ceilings
  - 6" baseboards
  - 3.5" crown molding
  - Honeywell zoned AC systems
  - Reading Nook with window bench that opens for storage (1st floor)
  - Homework Nook with desk & outlets (2nd floor)
  - AV closet with built-in shelving
  - Wired for speakers
  - Tamko Heritage roof with limited lifetime warranty
  - White Oak stairs with custom iron railing
- **2-Car Garage:**
  - Attached/detached
  - Epoxy flooring
- **Safety & Security:**
  - Meyerland Community Improvement Association – Citizen Patrol program, Harris County Precinct 5 Constable contracted patrol with Vacation Watch
  - Alarm system
  - Exterior built-in cameras
  - Ring camera doorbell\*

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

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## What the Sellers Love

Dear Future Homeowner,

This house and neighborhood have been truly special for us these last three years. Before we moved here, we looked a long time for a home that offered the quality that this home has; very few of the other recent construction homes compared to the craftsmanship of this one. Outside of its stunning layout and beautiful fixtures, this is where we brought our daughter home and watched her enjoy what this sweet neighborhood has to offer. The close proximity to Godwin Park has been a perfect place for her to play, meet new friends, and for our family to enjoy walks. We love the balance of comfort, connection, and convenience that our home and neighborhood offer.

Our neighbors are genuinely friendly, creating a warm, welcoming atmosphere. It's a kid-friendly environment where children can play freely, and it's common to see people out walking—adding to the sense of safety and community.

The location of this Meyerland community is everything, and we love being close to major highways, making commuting simple and efficient. We're also surrounded by other friendly neighborhoods such as Bellaire and West U, and just minutes from shops and grocery stores, which makes everyday errands easy.

The open floor plan has given us space for many gatherings with family and friends, including our daughter's first birthday party. The large sliding glass doors bring in natural light and seamlessly connect indoor and outdoor living.

Some of our fondest memories have been morning coffee and family steak nights on the elevated back patio which offers a peaceful and calm environment. All bedrooms being upstairs gives a comfortable separation between living and resting spaces.

Privacy is another highlight. Elevated front steps and tall backyard fences create a sense of security and seclusion while still being part of an active, vibrant community.

It's the perfect blend of liveliness, comfort, and privacy—and that's what truly makes it feel like home.

Warmly,

The Sellers of 4991 Dumfries Dr.