

**Features & Amenities of 4811 Braesvalley Drive
Meyerland/Bellaire Area**

**5 Bedrooms + 4 Baths + Office + Gameroom + Home Theatre +
Work Station + Outdoor Living Area + Resort Style Pool & Spa +
Lovett Elementary + Bellaire High School**

5,971 House Square Footage/HCAD - 11,790 Lot Square Footage/HCAD

First Floor

Foyer: 24'11" x 9'

- 10' Wood Carved Arched Double Front Doors
- Stationary Arched French Doors flank the Double Front Doors
- Triple Groin Vaulted Ceilings with Natural Stone Inlay
- Triple Brushed Brass and Onyx Candelabra Chandeliers
- Triple Arched Openings lead to the Dining Area & to the Living Area
- Brazilian Cherry Wood Floors with Herringbone Design
- Extended Baseboards

Living Area: 18'3" x 15'5"

- Wall of Windows view the Resort Style Pool & Spa
- Cast Stone Fireplace with Custom Style Decorative Mantle
- 20' Ceiling Height
- Newly Installed Travertine Tile Floors with Decorative Polished Stone Inset*
- Expansive Arched Opening from the Living Area leads to the 1st Floor Hallway
- Extended Baseboards

Dining Area: 18'3" x 10'6"

- Wall of Windows view the Resort Style Pool & Spa
- 20' Ceiling Height
- Newly Installed Travertine Tile Floors with Decorative Polished Stone Inset*
- Expansive Arched Opening from the Dining Area leads to the Walk in Wine Grotto
- Extended Baseboards

Wine Grotto: 6'8" x 3'11"

- Iron Wine Grotto Double Doors
- Wall to Wall Built in Wood Stained Shelves with Built in Wine Rack
- Wood Stained Shaker Style Cabinets/Drawers
- Granite Countertop
- Round Stainless Steel Bar Sink with Brass Style Faucet & Handles
- Venetian Plastered Walls
- LED Recessed Lighting
- Newly Installed Travertine Tile Floors with Decorative Polished Stone Inset*
- Wood Stained Custom Style Ceiling Molding
- Extended Baseboards

Kitchen: 15'9" x 14'9"

- Newly Installed Granite Countertops*
- Vertically Set Glazed Tile Backsplash*
- Newly Installed Fresh Taupe Painted Shaker Style Cabinets/Drawers
- Thermador Stainless Steel 6 Burner Range with Griddle – 2 Ovens below, with Smartphone Technology
- Custom Style Tiled Range Hood with Polished Stone Accents & Hand Painted Tiles
- Dual (2) Thermador Stainless Steel Dishwashers, with Smartphone Technology
- G.E. Monogram Built in Side by Side Refrigerator/Freezer
- Bosch Stainless Steel Built in Microwave
- Newly Installed Granite Topped Wrap Around Breakfast Bar with Fresh Sage Green Painted Shaker Style Cabinets
- Newly Installed Undermount Stainless Steel Sink – Large Single Basin*
- Newly Installed Brushed Gold Gooseneck Faucet and Handles
- Newly Installed Separate Brushed Gold Hand Sprayer*
- Under Cabinet Lighting
- LED Recessed Lighting
- Arched Doorway from the Kitchen to the Corridor which leads to the Walk-in Pantry

Kitchen Continued:

- Walk in Pantry (6'8" x 5'3") with Wrap Around Shelves & Double Two Paneled Door Enclosure
- Newly Installed Brushed Gold Hardware & Pulls*
- Custom Style Ceiling Molding
- Newly Installed Travertine Tile Floors*
- Kitchen opens to the Family Room and to the Breakfast Room
- Extended Baseboards

Breakfast Room: 13'9" x 8'8"

- Wood Stained Double Glass Doors open to the Travertine Tiled Outdoor Patio and to the Resort Style Pool & Spa
- Dual Picture Sized Windows view the Resort Style Pool & Spa
- LED Recessed Lighting
- Custom Style Ceiling Molding
- Newly Installed Travertine Tile Floors
- Extended Baseboards

Family Room: 21' x 16'11"

- Fireplace with Natural Stone Surround and Cedar Wood Wall Mounted Mantle
- Fresh Taupe Painted Built in Entertainment Center
- Picture Sized Windows view the Resort Style Pool & Spa
- Coffered Ceiling

Family Room Continued:

- Contemporary Style Ceiling Fan
- Custom Style Ceiling Molding
- LED Recessed Lighting
- Newly Installed Travertine Tile Floors*
- Extended Baseboards

Primary Bedroom: 20'3" x 15'11"

- Raised Cedar Beamed Ceiling
- Dual Set of Picture Sized Casement Windows view the Resort Style Pool & Spa
- Contemporary Style Ceiling Fan
- Newly Refinished Set Brazilian Cherry Wood Floors*
- Double 2 Panel Doors between the Primary Bedroom and the Primary Bath
- Extended Baseboards

Lounging Area Adjacent to the Primary Bedroom: 15'1" x 12'11"

- Newly Refinished Brazilian Cherry Wood Floors*
- Wood Stained Double Glass Patio Doors open to the Travertine Tiled Outdoor Patio and to the Resort Style Pool & Spa
- Dual Stationary Windows view the Resort Style Pool & Spa
- Contemporary Style Ceiling Fan
- Custom Style Ceiling Molding
- LED Recessed Lighting

Lounging Area Adjacent to the Primary Bedroom Continued:

- Arched Doorway between the Lounging Area and the Primary Bedroom
- Extended Baseboards

Primary Bath: 16'1" x 10'5"

- Newly Installed Marble Topped Vanity*
- Newly Installed Natural Stone Penny Mosaic Backsplash*
- Newly Installed Dual Undermount White Porcelain Sinks*
- Newly Installed Polished Brass Style Faucets*
- Fresh Mocha Painted Shaker Style Cabinets/Drawers
- Honed Natural Stone Floors*
- Newly Installed Marble Topped Vanity Dressing Area with Drawers Surrounding
- Wall to Wall Mirror
- LED Recessed Lighting
- Newly Installed Freestanding Slipper Tub with Wall Mounted Brushed Brass Faucet & Handles
- Newly Installed Light Taupe Wall Tile around the Back and Side of the Slipper Tub
- Arched Rain Glass Window above the Tub

Primary Bath Continued:

- Walk in Shower (5'3" x 3'1") with Newly Installed Light Taupe Tile Surround, Built in Marble Topped Bench, Newly Installed Brushed Brass Rain Shower Head and Separate Brushed Brass Hand Held Shower Wand, LED Recessed Light, Newly Installed Penny Natural Stone Ceiling, & Newly Installed Penny Natural Stone Floor
- Private Water Closet (5'5" x 3'1") with Newly Installed Honed Natural Stone Floors*, Wall Mounted Cabinet, Kohler Commode, & Picture Sized Window which views the Side Yard
- Dual Fresh Taupe Painted Linen Cabinets with Additional Storage Cabinet Below
- Newly Installed Brushed Brass Hardware and Knobs
- 2 Panel Double Doors between the Primary Bath & the Walk in Customized Closet

Primary Bedroom Closet: 13'10" x 11'6"

- Dual Pull Down Hanging Rods
- Additional Multiple Hanging Rods
- Multiple Built in Drawers
- Multiple Glass Front Cabinets
- Built in Shelves
- LED Recessed Lighting
- Mounted Full Length Dressing Mirror

Primary Bedroom Closet Continued:

- Newly Installed Carpet

Fifth Bedroom: 13'5" x 10'

- Newly Refinished Brazilian Cherry Wood Floors*
- Dual Picture Sized Casement Windows view the Side Yard
- Contemporary Style Ceiling Fan
- LED Recessed Lighting
- Wardrobe Closet with Built ins & Multiple Hanging Rods
- Extended Baseboards
- Note: Pursuant to the Seller, Double Two Paneled Solid Wood Doors are Scheduled to be installed between the 5th Bedroom and the 1st Floor Hallway

Fourth Full Bath: 6'10" x 6'1"

- Wood Stained Furniture Style Vanity topped with Natural Stone – There are Multiple Drawers below
- Decorative Brass Sink with Decorative Brass Faucet & Handles
- Framed Mirror above the Vanity
- Decorative Metal Chandelier with Amber Glass Shade

Fourth Full Bath Continued:

- Walk in Frameless Glass Shower (5'9" x 3'5") with Natural Stone Surround & Custom Tile Inlay with Decorative Metal Accent, Natural Stone Topped Built in Bench, LED Recessed Light, and Natural Stone Floor
- LED Recessed Lighting
- Custom Style Ceiling Molding
- Kohler Commode
- Stone Tile Floors
- Extended Baseboards
- Located Next to the 1st Floor 5th Bedroom

Office: 16'11" x 15'8"

- Wall to Wall Custom Built ins with Mahogany Hued Cabinets, Built in Shelves, Built in Desk, Hammered Glass Front Cabinets, & Brushed Brass Style Hardware/Knobs
- Separate Custom Built in with Mahogany Hued Cabinets & Shelves
- Mahogany Hued Cross Beamed Ceiling
- 6 Arched Stationary Windows view the Majestic Oak Tree in the Front Yard & the Private Front Courtyard
- LED Recessed Lighting
- Brazilian Cherry Wood Floors with Herringbone Design
- Double Glass Patio Doors between the Office and the Stairwell Area
- Extended Baseboards

Laundry Room: 15'9" x 5'

- Natural Stone Countertop
- Deep Soaking Sink with Brushed Nickel Faucet and Pull Out Spray
- Light Taupe Cabinets/Drawers
- LED Recessed Lighting
- Wall Mounted Built in Cabinets
- Dual Deep Storage Cabinets
- Custom Style Ceiling Molding
- Newly Installed Travertine Tile Floors*
- Glass Patio Door opens to a Travertine Tiled Exterior Stairwell, on the East Side of the Home
- Note: The Coat Closet is located in the 1st Floor Hallway

Second Floor

Stairwell:

- Newly Refinished Brazilian Cherry Wood Steps*
- Polished Stone Risers
- Decorative Metal Banister with Twisted Barley Spindles
- 27' Ceiling with Inlaid Wood Accent & Cedar Wood Exposed Beams
- Decorative Metal Candelabra Chandelier with Amber Glass Shades
- Stair Lights along the Stairwell

2nd Floor Landing: (24'6" x 5'11")

- Brazilian Cherry Wood Floors
- 2 Arched Stationary Windows view the Front Courtyard

2nd Floor Landing Continued:

- Romeo & Juliet Balcony overlooks the Dining Area & the Living Area

Second Bedroom: 14'2" x 14'

- Trey Ceiling
- LED Recessed Lighting
- Ceiling Fan
- Dual Picture Sized Casement Windows view the Side Yard
- Custom Style Ceiling Molding
- Newly Installed Carpet
- Wardrobe Closet with Built in Shelves, Multiple Hanging Rods, & Two Paneled Double Door Enclosure
- Adjoins the Hollywood Style Bath

Third Bedroom: 16'1" x 15'7"

- Trey Ceiling
- LED Recessed Lighting
- Ceiling Fan
- Dual Picture Sized Windows view the Resort Style Pool & Spa
- Custom Style Ceiling Molding
- Newly Installed Carpet
- Walk in Closet with Built in Shelves & Multiple Hanging Rods
- Adjoins the Hollywood Style Bath

Hollywood Style Bath: 10'9" x 10'9"

- Split Marble Topped Vanities
- Natural Stone Backsplash

Hollywood Style Bath Continued:

- Dual Scalloped White Porcelain Sinks
- Polished Brass Faucets and Handles
- Light Taupe Painted Cabinets/Drawers
- LED Recessed Lighting
- Framed Mirrors
- Soaking Tub/Shower surrounded by Natural Stone with Decorative Stone Inset, Built in Shampoo Shelf, Barrel Ceiling, and Elongated Stationary Window
- Natural Stone Floors
- Kohler Commode
- Extended Baseboards

Work Station: 13'4" x 11'5"

- Built in Wrap Around Work Area with Light Mocha Hued Shaker Style Cabinets, Drawers & 2 Built in Desks
- LED Recessed Lighting
- Coffered Ceiling
- Custom Style Ceiling Molding
- Triple Stationary Windows above the Work Area view the Backyard & the Resort Style Pool/Spa
- Brazilian Cherry Wood Floors - Herringbone Design
- Closet for Electronics

Fourth Bedroom: 12'5" x 10'

- Newly Installed Carpet
- LED Recessed Lighting
- 2 Stationary Windows view the Side Yard

Fourth Bedroom Continued:

- Custom Style Ceiling Molding
- Wardrobe Closet with Built in Shelves, Multiple Hanging Rods, & Double 2 Paneled Door Enclosure
- Located adjacent to the Hall Bath
- Split Level Design with an Adjoining Play Area

Play Area Adjacent to the Fourth Bedroom: 13'5" x 12'5"

- Coffered Ceiling
- LED Recessed Lighting
- Ceiling Fan
- Dual Casement Windows and Stationary Window view the Backyard & Resort Style Pool/Spa
- Triple Arched Openings between the Play Area & the 4th Bedroom
- Newly Installed Carpet
- The Play Area is adjacent to the 4th Bedroom – Split Level Design

Hall Bath: 14'4" x 4'11"

- Natural Stone Tile Vanity
- Light Taupe Porcelain Sink
- Brushed Brass Faucet & Handle
- Light Taupe Painted Cabinets/Drawers
- Dual Built in Linen Cabinets with Built in Hampers below
- Dual Wall Sconces
- Framed Mirror

Hall Bath Continued:

- Soaking Tub/Shower with Natural Stone Surround, Barrel Ceiling, & Elongated Stationary Window
- Kohler Commode
- Stone Tile Floors
- Extended Baseboards

Gameroom: 19'10" x 19'9"

- Wall to Wall Built in Entertainment Center with Light Taupe Painted Shaker Style Cabinets, Shelves, & Dual Vertical Shelved Pull Out Cabinets
- 14' Height Ceiling with Decorative Wood Inlay Design
- Decorative Metal Candelabra Chandelier with Fabric Shades
- LED Recessed Lighting
- Ceiling Fan
- Custom Style Ceiling Molding
- Newly Installed Carpet
- Dual Arched Windows & Dual Stationary Windows view the Front Yard and Landscaped Front Courtyard
- Double 2 Paneled Doors between the Gameroom and the Home Theatre

Home Theatre: 14'2" x 13'9"

- Ceiling Mounted Projector
- Wall Mounted Screen
- Surround Sound Speakers
- Coffered Ceiling
- Dark Sage Green Painted Walls with Block Paneled Accent Wall

Home Theater Continued:

- Dual Decorative Wall Sconces
- Newly Installed Carpet

Outdoor Living Area and Backyard:

- 30' x 17' Patio with Wrought Iron Railing & Newly Installed Travertine Tile Floors*
- Stairwell located on either Side of the Patio with Newly Installed Travertine Topped Steps*
- Covered Patio Ceiling Height is 21'10", with Decorative Wood Ceiling Inlay
- LED Recessed Lighting

Resort Style Pool & Spa:

- Custom Style Pool, with Smartphone Technology, offers 6 Built-in Sunning Lounges
- Custom Raised Backdrop at the Rear of the Pool with Mosaic Designed Tile Inset & Raised Platform with Urn Shaped Decorative Feature
- Adjoining Raised Spill-over Spa, with Smartphone Technology, offers Mosaic Tile Surround & Seating for 8 to 10 People*
- Flagstone Coping Surrounds the Pool & Spa
- Mosaic Waterline Tile

Private Front Courtyard and Front Yard:

- Decorative Metal Double Door Entry Gate

Private Front Courtyard and Front Yard Continued:

- Courtyard (25'7" x 14') with Newly Installed Travertine Tile Floors*
- Decorative Wall Mounted Fountain surrounded by Hand Painted Tile
- Decorative Lantern Style Metal Gas Light Fixture above the Front Courtyard Entry
- Stairs, with Wrought Iron Railing & Newly Installed Travertine Topped Steps, lead to the Double Front Doors
- Decorative Metal Lantern Style Gas Light Fixtures flank the Entry to the Courtyard
- Front Circular Drive
- Metal Fence, with a Gate, between the Front Yard and the Backyard, on the East Side of the House
- Metal Fence between the Front Yard and the Backyard on the West Side of the House

3 Car Garage:

East Side 2 Car Garage - 22'5" x 20'8"

- Insulated Garage Door with Automatic Opener, with Smartphone Technology
- Grey Painted Epoxy Coated Floors
- Built in Storage Cabinet
- EV Charger

West Side 1 Car Garage - 20'10" x 20'11"

- Insulated Garage Door with Automatic Opener, with Smartphone Technology
- Grey Painted Epoxy Coated Floors
- Fluorescent Light

Exterior:

- Newly Installed Tile Roof*
- Freshly Painted Exterior*
- Wood Stained Garage Doors
- Sprinkler System

Structural Specifications:

- Crawl Space Underneath the Home

Mechanical & Electrical Specifications:

- HVAC - 4 Zones - Newly Replaced HVAC Units in the Attic*
- East Side Outside A/C Condensing Units - Both A/C Units are Newly Replaced* 4 Ton Carrier*
- West Side Outside A/C - 1 A/C Condensing Unit was Replaced in 2020* - 4 Ton Trane
- West Side Outside A/C - The Other A/C Condensing Unit was Replaced in 2023* - 4 Ton Trane*

School Information:

- Zoned to Lovett Elementary School - Located within Walking Distance of 4811 Braesvalley
- Zoned to Meyerland Middle School (Magnet School for Performing and Visual Arts)
- Zoned to Newly Rebuilt Bellaire High School (Magnet School for Foreign Languages)

This information has been prepared for marketing purposes only and should be confirmed by the buyer and the buyer's Representative.

*This information was provided by the Seller.