

MODERN DESIGN.
inspired living



Welcome to
6711 HOUSMAN STREET



You know the feeling...

WHEN YOU WALK INTO A HOME
AND IT **SIMPLY FEELS RIGHT.**

At 6711 Housman Street, fresh modern design, thoughtful textures, and seamless flow come together to create *a life that feels beautiful, effortless, and inspired.*

Five bedrooms, flexible living spaces, incredible outdoor connection, and stunning architecture – every detail here is designed to elevate your every day.







WHERE FORM & FUNCTION MEET *effortless style*

BARREL-ARCHED CEILING: A soaring architectural statement unites the living and dining spaces in natural light.

LIGHTING THAT SPEAKS: Integrated lighting in kitchen cabinets, open shelves, and floating mantels add warm, layered beauty throughout.

ENTRY FEATURE WALL: A striking custom wood-paneled wall with built-in backlighting welcomes you home in unforgettable style.

ARTFUL STORAGE: Thoughtful floating shelving beside the fireplace and in the primary shower niche brings design and function together seamlessly.

GENERAL FEATURES:

- Smart split floorplan with primary suite + guest suite on the main floor
- Two living areas: expansive downstairs living/dining + oversized upstairs game room
- Two covered patios and a covered upstairs terrace

ARCHITECTURAL & INTERIOR DESIGN:

- Soaring barrel-arched ceiling across living and dining areas
- Custom wood-paneled entry feature wall with integrated backlighting
- Wide-open concept living with walls of windows overlooking the backyard
- Modern floating shelving with lighting accents adjacent to fireplace and kitchen
- Designer cement fireplace surround with contemporary floating mantel shelves
- Modern metal stair railing for clean architectural lines
- Designer lighting fixtures throughout, including sculptural dining chandelier
- Waterproof wide-plank, wood-look rigid core flooring throughout most spaces
- Smooth "orange peel" wall texture with Sherwin-Williams "Pure White" paint

- Madeval European-style cabinetry with flat-panel fronts and integrated soft-close hardware

CHEF'S KITCHEN:

- Thermador Appliance Suite including:
 - 42" Built-in French Door Refrigerator (T42BT120NS)
 - 36" Gas Range with Star® Burners (SGSP365TS)
 - 30" Wall Oven (PO301W)
 - 36" Custom Vent Hood Insert (VCIN36GWS)
 - 24" Emerald® Series Dishwasher (DWHD560CFP)
 - 30" Built-in MicroDrawer® Microwave (MD30WS)
- Stunning waterfall quartz island with hidden cubby for real-life essentials
- Smart split-station kitchen layout with secondary prep area + breakfast station
- Quartz countertops and full-height quartz backsplash
- Custom Madeval cabinetry with a blend of closed and open shelving
- Hidden pull-out trash drawer, deep storage drawers, and display shelving
- Under-cabinet and open-shelf integrated lighting

STORAGE & UTILITY SPACES:

- Walk-in pantry with adjustable shelving, drawers, and appliance storage
- Spacious utility room with built-in sink, quartz countertops, and hanging space
- Abundant built-ins throughout including closets, pantry, and office

PRIVATE PRIMARY SUITE:

- Quietly situated at the rear of the home for ultimate privacy
- Direct access to private covered patio from primary bedroom
- Tray ceiling with modern fan + recessed lighting
- Primary Bath Highlights:
 - Oversized frameless glass walk-in shower with rainhead + handheld sprayers
 - Floating dual vanities with under-cabinet lighting
 - Freestanding deep soaking tub
 - Custom niche shelving inside the shower for beauty and bath essentials
 - Private water closet behind frosted glass door
- Boutique-style walk-in closet with built-in drawers, bench seating, and adjustable shelving

ADDITIONAL BEDROOMS & BATHS:

- Private downstairs guest suite with ensuite bath featuring walk-in shower
- Three secondary bedrooms upstairs – each with generous closets and natural light
- Two upstairs secondary baths with floating vanities, modern fixtures, and tub/shower combos
- Thoughtful finishes, Moen faucets, Toto commodes, and sleek tilework throughout all baths

FLEX SPACES:

- Dedicated downstairs study/office with sliding doors and front porch views
- Upstairs oversized game room with access to covered balcony and “Texas Basement” (walk-in storage/mechanical)
- Upstairs built-in study/homework nook with desk, shelving, and storage

OUTDOOR LIVING:

- Covered downstairs patios with wood-paneled ceilings, modern fans, and recessed lighting
- Outdoor kitchen-ready: gas, plumbing, and electrical stub-outs installed
- Covered upstairs terrace off the game room with tile flooring and wood-paneled ceiling
- Expansive backyard with room for a pool, garden, or play space

CONSTRUCTION & SYSTEMS:

- Engineered 4 ½” concrete slab with grade beams and piers
- Engineered framing, interior beams, joists, and rafters
- Tankless water heater system by Navian
- Dual-zoned HVAC with two compressors
- Full R-19 insulation in walls and garage ceiling; R-38 insulation in attic
- GAF HDZ Driftwood 30-year composite roof shingles
- 80-mil TPO membrane on upstairs balcony
- Energy-efficient Jeld-Wen windows and exterior doors

WARRANTIES:

- 6-Year Structural Warranty
- 2-Year Mechanical Warranty
- 1-Year Cosmetic Warranty

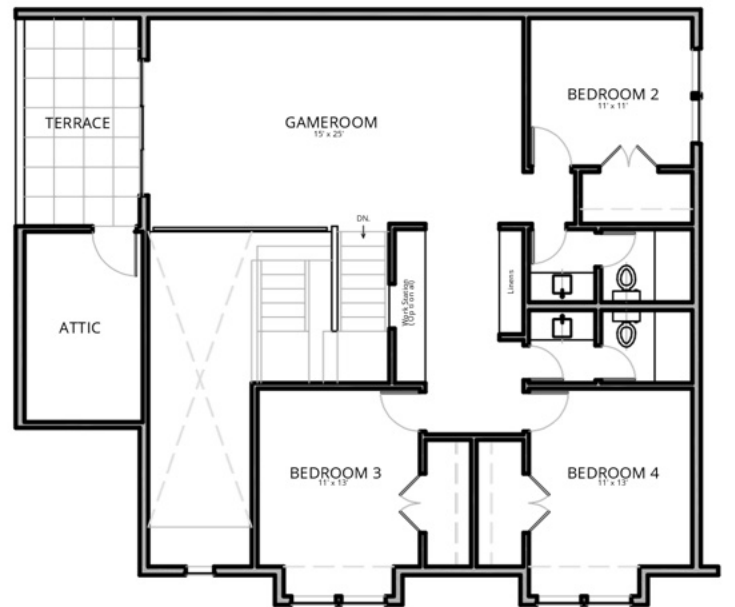
LIFE AT 6711 HOUSMAN STREET
IS ABOUT LIVING

*smarter, better,
and beautifully.*



FLOOR PLAN

scan to tour



FIRST FLOOR

SECOND FLOOR



Floor plan provided for marketing purposes only. Buyer should verify dimensions and details.



SELLING *Houston* TEAM

With more than 45 years of cumulative experience, The Selling Houston Team has had the privilege of bringing more than 400 Houston-area listings to market. The Selling Houston Team exceeds client expectations through impeccable marketing, negotiation skills, and pro-active client communications.

Contact the Selling Houston Team to assist with buying a home, selling or leasing a property, or marketing your next development.



Jennifer Vickers

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713-240-9671

Jennifer specializes in residential listings. Recipient of the HAR Realtor of the Year and 20 Under 40 Rising Stars in Real Estate Awards, she has also been featured in Texas Monthly as a multiyear Five Star Real Estate Award Winning Professional. Her detail oriented approach has kept her a Top Producer since entering the business in 2014.



Julie Harrison

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Julie enjoys all aspects of the real estate business, especially establishing relationships with clients. As a native Texan, she can put her insider knowledge to work. She uses proven techniques and resources to help find the perfect home of your dreams earning her an abundance of five star reviews from clients who note that "at the end, you feel like family."



Lauren Neely

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713-449-4651

Lauren truly understands the importance of relationships. A native Texan from Victoria, Lauren earned a BA in Psychology and a Masters in Counseling. During her internship at UH's career services she realized how her skills and interests might be a fit for a career in real estate. Lauren loves working with people (and chows) and is committed to helping them find the property that is best for them.

Key Details

5



4.1



3,624 SF



Lot Size	8,040 SF
Stories	2
Year Built	2025
Builder	Moravas Design & Construction
Fireplace	Gas Log
Construction	Brick and Cement Board
Style	Modern/Contemporary
Garage	2-Car Attached
Heating	Central Gas
Cooling	Central Electric
Water Heater	Tankless
Warranty	6-2-1
School District	Spring Branch ISD
MLS Number	11280692

