

**4025 Villanova Street
West University
TX 77005**



House. 3,604 sf (per Appraisal)

Lot Size. 5000 sf (per Seller/HCAD)

Bedrooms. Five

Baths. 4 Full / 1 Half

Year Built. 2000 (per HCAD)

Garage. Attached 2 car garage

NOTABLE FEATURES AND AMENITIES

Wonderful West University location, steps from Colonial Park and Pool.

Traditional brick home with timeless architectural character and strong curb appeal.

Rare FIVE-bedroom floor plan.

Fifth bedroom is accessible via its own private staircase (or via 2nd floor).

Fifth bedroom can be used as a gameroom / 2nd home office / home gym / nanny quarters / nursery / guest suite.

Oversized breakfast area fits a large table for 8, not the usual 4-seater tables.

Vacant lot next door is owned by the neighbors behind with no known plans for building (sold to them in January 2026).

Primary bathroom remodel completed in 2022 and 2026 – new tile flooring, all new spa shower with infinity floor, three separately controlled shower zones – rain, wall and hand held, bench, new tile and full glass surround. New quartz countertops, paint, sinks and faucets.

Updated kitchen includes 2022 appliances, 2022 back splash tile and cabinets.

New quartz countertops in primary bath, secondary bath, the jack and jill bath plus laundry.

Extensive hardwood floors, including 2023 hardwoods in primary bedroom, fifth bedroom, second floor hallway and back staircase plus hardwood flooring throughout first floor.

2026 interior painting completed in the primary bedroom, primary bathroom, dining room, secondary bathrooms, secondary bedrooms and laundry. Recent painting throughout the rest of the home. Sherwin Williams Snowbound

2026 roof with 5 year transferrable “no leak” warranty.

Front exterior lighting on timer for aesthetics and security.

Complete security system installed in 2023 with Direct Link capability to West U Police and Fire, including cameras around the perimeter, monitoring of all entry ways, fire and carbon monoxide monitors.

2026 light fixtures in dining, living and study.

2019-2021 HVAC systems and furnaces (10-year warranties).

All wooden window frames recently checked and repaired / painted as needed.

500-year flood zone per Harris County FEMA Flood Maps. Never flooded per Seller

KITCHEN

Kitchen appliance package updated in 2022 (see below)

Pomegranate Zellige tile backsplash installed in 2022

Kitchen faucet replaced in 2022.

Hot water dispenser installed for added convenience.

Black granite countertops

New chandelier installed in 2022 in breakfast area.

Stainless steel sink and faucet

Easy access between kitchen, breakfast area, dining and living

Walk-in pantry

Swing door to dining room

APPLIANCES

2025 new engine on Bosch dishwasher.

2022 GE range/stove.

2022 GE oven.

2022 GE Built-in microwave.

2022 GE Downdraft vent system.

2022 GE Warming drawer.

PRIMARY SUITE

Private upstairs primary suite offering separation from main living areas.

Large south facing window allowing abundant natural light in and view of magnificent Magnolia tree giving privacy.

2026 paint

2023 hardwoods in primary bedroom

Primary bathroom remodel completed in 2022 and 2026 – new tile flooring, all new spa shower with infinity floor, three separately controlled shower zones – rain, wall and hand held, bench, new tile and full glass surround.

2026 quartz countertops

2026 paint, new sinks and faucets

2026 new shower window.

2023 Toto toilet.

Dual vanities.

Two walk-in closets.

Water closet

LIVING AND ENTERTAINING

Family Room with custom built ins and garden views through French Windows.

Access to outdoor patio from family room and kitchen.

Gas Log Fireplace with 2025 updated interior and logs.

Access from back hallway to garage and lighted driveway with remote controlled gate.

Separate staircase to bedroom 5 from back door.

Formal living with front yard views - plantation shutters.

Dining Room with front yard views – plantation shutters.

2023 Powder Room update with new lighting and wallpaper

2026 Powder Room Mirror

Dining connects to kitchen via swing doors.

Separate first floor study with double glass doors.

Connected to AT&T fiber.

Recently installed patio in 2020 with pavers, permanent fountain, new fence and professional, lush landscaping.

WOOD AND MILLWORK

Hardwood flooring was installed in 2023 in the primary bedroom, guest bedroom, upstairs hallway and back staircase. Original hardwoods throughout first floor.

Classic interior trim and millwork details complement the home's traditional architectural style including crown molding and baseboards.

SCHOOLS

Zoned to acclaimed West University Elementary. Buyer to verify grade availability

Easy access to St Johns, AOS, Presbyterian, St Agnes and Strake.

LOCATION

Inner Loop Houston location in the desirable West University/77005 area.

Steps to Colonial Park Pool, Park, Tennis Courts and grassy play space

Walkable or a few mins in the car to the West University Recreation Center, Whole Foods, Tiny's, Little Matts and West University Elementary School.

Easy access to Rice Village shopping and dining

Convenient proximity to Rice University.

Minutes to the Texas Medical Center, one of the largest medical centers in the world.

Short commute to Galleria and Downtown

Reverse commute to the Energy Corridor

ADDITIONAL FEATURES

All five toilets were replaced with Toto toilets in 2023.

Quartz countertops added in the Jack-and-Jill bathroom, secondary bathroom and laundry room.

LANDSCAPING

Professional landscaping designed and maintained by Kainer & Kainer.

Outdoor improvements include a 2020 patio and permanent fountain feature.

Sprinkler system updated per seller.

NON-REALTY

Washer and dryer. Refrigerator. Conveying as is.

UTILITIES

Average water / sewer / trash approximately \$160 per month based on seller-provided information.

Average gas usage approximately \$50-\$70 per month during summer months.

Average gas usage approximately \$110-\$210 per month during winter months.

Average electricity usage is approximately \$170 per month during winter months.

Average gas usage is approximately \$485 per month during summer months.

FLOOD INSURANCE

Flood Zone 500 Year

Current flood insurance policy. \$1,087 per year through NFIP / USAA.

All Information provided per seller.

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Room sizes, square footage, school zoning, grade availability, and any feature in the home or anything about the home that is important to the buyer should be independently verified.

The square footage of the home has been taken from an appraisal which is available to see.

The definition of “walkability” varies by person. Always independently verify distances, walking distance and times in the car, if this is important to you.

The lot next door to the east was sold to the neighbors behind in January 2026. The parcels of land are legally separated and can be sold individually. But they have the same CAD number. The paperwork is with HAR to generate a separate CAD number, and this may not be done by closing. The home can sell with no issues (verified by Old Republic Title) but buyers and sellers must be aware of how the property tax will be handled and pro-rated.

Please do not include this document as part of any contract. It is for informational purposes only.

