

418 Hyde Park Blvd

Lyndsey Alexander-Shoop

Realtor-Associate®

713.502.4207

lyndsey.alexander@sothebys.realty



Margaret Vinson

Realtor-Associate®

713.806.2633

margaret.vinson@sothebys.realty



Notable Features + Amenities

3 Bedrooms | 3.5 Baths | 2,340 Building Sq. Ft. | 1,917 Lot Sq. Ft. | Built in 2019

KEY FEATURES

- Corner, freestanding home (no shared walls)
- Striking, Pinterest-worthy finishes
- Tons of natural light!
- Wood & tile floors throughout (no carpet)
- Brick, stone & cement board exterior (no stucco)
- Spacious Owner's Suite
- Rooftop Deck
- SAVANT Pro – full home stereo control system
- Move-in Ready

Kitchen, Bar & Dining

- Tons of quartz countertop
- White subway tile backsplash to the ceiling in a herringbone pattern
- Timeless shaker-style white cabinetry with nickel hardware & functional storage
- Floating accent shelving
- Chic polished nickel pendants
- Pot filler
- Stainless-steel appliances:
 - Refrigerator & freezer
 - Built-in microwave
 - Gas range
 - Vent hood
 - Dishwasher
- Sizable island with storage on both sides
- Stainless-steel, farmhouse sink with modern faucet
- Under-cabinet lighting
- Breakfast Bar
- Spacious, walk-in Pantry with large quartz counter, open shelving, storage cabinets, & outlets for small appliances
- Large windows offering fabulous natural light
- Recessed LED lights
- Wood floors
- **Bar**
 - Quartz countertop
 - Wine/beverage mini fridge
 - Subway tile backsplash in a herringbone pattern
 - Shaker-style cabinetry
 - Under-cabinet lighting
 - Water lines for future sink
- **Dining Area** with chic chandelier, conveniently situated between the Kitchen and Family Room

LOCATION, LOCATION, LOCATION!

- Fantastic walkability & close proximity:
 - Several parks: Midtown Park, Cherryhurst Park, West Webster Park, Levy Park, Spotts Park, Discovery Green, Buffalo Bayou Park, Hermann Park & Golf Course, & more!
 - Numerous wonderful restaurants, coffee shops, fitness studios, retail & more!
- Easy commute to Texas Medical Center, Rice University, Downtown, Midtown, The Galleria, & Greenway Plaza

Family Room

- Spacious, providing wonderful space for everyday living and entertaining
- Built-in ceiling speakers
- Beautiful wood floors
- Large windows providing wonderful natural light
- Floor plugs
- Access to a private balcony with iron railing & speakers
- Open to the Kitchen

Primary Suite

- Lutron motorized black-out window shade (installed by current owner)
- Fabulous natural light through large windows
- Modern ceiling fan
- Built-in ceiling speakers
- Wood floors
- Spacious, providing room for a sitting area
- Crown molding
- Large walk-in closet with large built-in dresser, quartz countertop, shelving, & tons of hanging space
- **Primary Bathroom**
 - Marble countertops
 - Custom double vanity
 - Large wood-framed mirrors
 - Chic sconces
 - Polished nickel hardware & plumbing fixtures
 - Beautiful marble tile flooring & accent tile on the walls
 - Walk-in shower with bench, niche, & frameless glass surround
 - Freestanding soaking tub
 - Enclosed toilet room
 - Built-in ceiling speakers

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

418 Hyde Park Blvd

Secondary Bedrooms & Bathrooms

- **Two Secondary Bedrooms** (1st floor & 3rd floor):
 - Walk-in closets
 - Modern ceiling fans
 - Wood floors
 - Crown molding
 - Large windows
- **Two, En-Suite Secondary Bathrooms:**
 - Marble countertops
 - Charming floor tile
 - Custom vanities
 - Large walk-in shower (1st floor)
 - Tub/shower (3rd floor)
 - Polished nickel hardware

Outdoors

- Front and side yards owned by homeowner; see survey for exploring option to add a front fence.
- Rooftop Deck with gas connections & speakers, providing views of Downtown
- Wonderfully beautiful landscaping & a mature tree accenting the front
- Sprinkler system & gutters (installed by current owner)

Other Features

- Spacious Utility Room (3rd floor) with built-in cabinets
- 2nd floor Powder Bath
- Attached 2-Car Garage (21 x 19) with porte-cochere & space for storage
- SAVANT Pro – full home stereo control system (installed by current owner)
- Wonderful storage throughout
- Large windows with custom blinds & tons of natural light
- Wood & tile floors throughout (no carpet)
- Gorgeous, black iron front door
- Brick, stone & cement board exterior (no stucco)
- Exterior cameras & video doorbell
- Beautiful solid core doors throughout
- Modern iron & wood stair railing
- Chic light fixtures throughout
- AV closet (3rd floor)
- Walk-in attic access with room for storage

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