

3852 Gramercy Street

CITY OF SOUTHSIDE PLACE

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## Notable Features + Amenities

4 Bedrooms | 3.5 Baths | 3,123 Building Sq. Ft. | 2,135 Lot Sq. Ft. | Built in 2003

### KEY FEATURES

- First-floor living spaces
- Timeless and move-in ready
- Tons of seller improvements!
  - Updated insulated windows
  - Exterior house repainted (2021)
  - Roof – 2024
  - HVAC – 2023 & 2024
  - Updated appliances (2021-2024)
- Stucco inspection and repaired – 2021
- Enhanced security with gated community & City of Southside Place Police

### LOCATION, LOCATION, LOCATION!

- Fantastic walkability & close proximity:
  - Southside Place clubhouse, pavilion, pool & tennis courts
  - Several parks: Karl Young Park, Helen's Park, Fire Truck Park, Evelyn's Park, "Horse Park" and Brays Hike & Bike Trail
  - Southside Place clubhouse, pavilion, pool & tennis courts
  - YMCA, McGovern neighborhood library and numerous restaurants, shops, fitness & more!
  - Zoned to Mark Twain Elementary, Pershing Middle & Lamar High
- Easy commute to Texas Medical Center, Rice University, Downtown, The Galleria & Greenway Plaza

### Kitchen & Breakfast Room

- Quartz countertops
- Timeless cabinetry
- White Subway tile backsplash
- Stainless-steel appliances
  - Refrigerator – 2023
  - Gas range – 2021
  - Built-in microwave
  - Dishwasher – 2021
- Pantry
- Recessed can lights
- Opens to Breakfast Room which features large windows providing ample natural light

### Primary Suite

- Spacious with wood floors
- Large windows
- Updated ceiling fan
- Two walk-in closets
- Crown molding
- Primary Bathroom:
  - Larger than most
  - Double vanity with space for seating
  - Walk-in shower glass door
  - Soaking tub
  - Window allowing for natural light

### Living Room & Dining Room

- Situated just off the entry featuring wood floors & large windows
- Connected Living & Dining Rooms provide a wonderful space for entertaining
- Recessed LED lights

### Flex Room / Game Room / 4th Bedroom

- Oversized 3rd floor room with full bath & large closet offers flexibility for activities, fitness, home office, hobby room or 4th bedroom
- Features updated carpet, built-in window seat & high ceiling

### Family Room

- Large family room features wood floors, built-in shelving with cabinets & a gas-log fireplace
- Large windows provide ample natural light

### Other Features

- Large Utility Room with built-in cabinets & sink
- 1st floor Half-Bath
- 2-Car Garage with epoxy flooring (2019)
- Roof – 2024
- HVAC – 2023 & 2024
- Toilets – 2024
- Washer & dryer – 2024
- Custom stair runner – 2023
- Large windows throughout with custom window coverings
- Ample storage, including walk-in attic access
- Did not flood and not in the 100-year floodplain

### Secondary Bedrooms & Bathrooms

- Three Secondary Bedrooms:
  - Wood floors in two 2nd floor bedrooms
  - Updated ceiling fans (2021)
- Two Secondary Bathrooms

\*All information per sellers. Please independently verify.

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## A Message from the Owners

Dear Future Homeowners,

Thank you for taking the time to visit our home in Southside Place. We hope you felt the same warmth, comfort, and sense of belonging that first drew us here.

From the moment we walked in, we knew this home and neighborhood were special. The tree-lined streets, walkability, and close-knit community have made everyday life easy and meaningful. We have loved being able to walk to our children's schools, nearby parks, and favorite spots like Whole Foods, Tomfoolery Toy Store, and Molina's, while also being just minutes from Rice Village, the Museum District, and the Zoo. These conveniences helped create countless family memories we will always treasure.

Southside Place is truly a lifestyle. The community hosts wonderful events such as the 4th of July Bike Parade, block parties and dinners, Community Garden gatherings, and the beloved Winter Wonderland Carnival. Our children especially loved the community pool and swim team, along with the tennis, pickleball, and basketball courts and the charming Fire Truck Park. There is truly something here for all ages.

Safety has also been a meaningful benefit. The gated community and dedicated Southside Place Police Department, including the Housewatch Program while residents travel, have always given us great peace of mind.

As our family grows, we are moving to a larger home but staying nearby because we love this community so much. Our hope is that this home brings you the same joy, connection, and everyday happiness it has brought our family.

Warm regards,

Bill & Kristin