

Notable Features + Amenities

Grand Entry

- Solid Mahogany front door with two side glass panels and arched glass panel
- Elegant Artisan plaster walls and ceiling by Segreto
- Marble Flooring
- Designer luminary

Formal Dining Room

- Artisan plaster walls and ceiling by Segreto
- Stunning statement chandelier
- Tray ceiling with integrated accent lighting
- Recessed lights
- Two large Pella windows providing ample natural light
- Hardwood floors
- Custom antique Nancy Corzine silk drapery

Butlers Pantry

- Artisan plaster accents by Segreto
- Custom drawers and cabinet
- Wood shelves
- Great area to serve or prepare for parties
- Walk in pantry with adjustable shelves
- Hardwood floors

Family Room

- Light-filled, oversized living space with three sets of French doors, one set opens to the covered patio, summer kitchen and pool
- Gas-log fireplace with cast stone surround and hearth
- Custom built in adjustable display shelving and storage cabinets (painted Cherry Wood)
- Hardwood floors
- Recessed lighting
- Chandelier (2026)

Home Office

- Beautiful Mahogany solid wood pocket doors
- Exquisite Walnut built in desk, cabinets and bookshelves
- Two large Pella windows providing ample natural light
- Hardwood floors

Gourmet Chef's Kitchen

- Professional Grade Stainless Steel appliances:
 - Wolf 48" dual fuel range 4 burner with dual griddle (2023)
 - Built in side by side 72" Subzero Refrigerator Freezer (2023)
 - Kitchen Aid wall oven
 - Two Bosch dishwashers
 - Two sinks with gold faucets (2026)
 - Built in Kitchen Aid microwave (2023)
 - Dacor warming drawer
- Island with storage, prep sink and bar seating
- Under cabinet lighting
- Recessed can lights
- Architectural pendants
- Reverse osmosis system
- Sophisticated tile backsplash (2026)
- Custom range hood
- Timeless custom cabinetry with functional storage
- Gold hardware (2026)
- Three trash/recycle receptacles
- Dedicated spice pull outs
- Deep pots and pans drawers
- Granite counters
- Tumbled Marble floors
- Flows effortlessly into the Breakfast Room and Family Room
- Inside the cabinets and drawers are melamine (easy to clean)

Breakfast Room

- Curved wall of windows with custom drapery
- Custom built in cabinets (painted Cherry Wood) with glass display
- Tumbled Marble floors

Wine Room

- Temperature controlled
- Capacity for approximately 1100 bottles
- Elegant custom mahogany and glass door with secure locking mechanism
- "Step down" feature cellar

Primary Bedroom Suite

- A spacious private sanctuary with designer ceilings
- Hardwood floors
- Chandelier
- Custom silk drapery
- Built in custom cabinetry
- Her walk-in closet with built in dresser, tons of shelving and designer wallpaper (2026)
- His walk-in closet with built in dresser and shelving

Primary Bathroom

- Recent privacy glass
- Dual sinks
- Dedicated vanity area
- Timeless custom cabinetry
- Frameless glass walk in shower with bench
- Deep Jetted soaking tub
- Large private water closet with natural light
- Designer sconces (2026)

Three spacious secondary bedrooms

- Hardwood Floors
- Ceiling fans
- Generous closets

Two bathrooms

- Spacious vanities
- Tub/showers
- Large Mirrors
- Custom-built cabinetry
- Plumbing fixtures (2026)
- Sconces in one bathroom (2026)
- Corian counters

Utility Room

- Convenient to bedrooms
- Sink
- Built in Ironing Board
- Custom cabinetry
- Hanging space
- Corian counters
- Room to fold laundry
- Tile floors

Game Room (Flex Space)

- Spacious 3rd floor room with tons of space for play, work out or hobby
- Easy access to attics with room for storage
- Built in cabinet
- Carpet (2026)
- Can lights LED
- Ceiling fan

Outdoor Oasis & Summer Kitchen

- Spacious covered back patio
- Built in refrigerator (2026) and Viking grill
- Custom cabinets with granite countertops
- Tongue and groove wood ceiling
- Haiku ceiling fan
- Recessed lighting
- Limestone floor
- Exterior doors pre-drilled for efficient hurricane preparation and seasonal protection
- Metal roof
- Beautiful trees, very private and lots of birds

Pool & Yard

- Sparkling pool with tranquil water features
- Integrated spa
- Limestone pool deck
- Professional landscaping including lighting
- Two beautiful mature live oak trees in the front yard
- Grass for a pet

Guest Suite/Garage Apt/In-Law Suite

- Attached to the home but can be set up for a private separate entry
- En suite with bath/shower combination
- Kitchen including refrigerator, microwave (2026), range (2026)
- Engineered wood floors (2026)

Additional Highlights

- Whole home generator
- Whole home leak defense system
- Whole home water softener
- Audio system in kitchen, living room, dining room and patio
- Roof 2024/25
- Tankless hot water heater 2022
- Electronic gate
- Alarm System
- Sprinkler system
- 2nd Story built in cabinetry in hallway
- AV closet
- Crown Molding
- Recent designer interior paint
- Guest powder room with exquisite hand painted plastered walls by Segreto and toilet (2026)
- Two-Car Garage with tons of storage space and rear access garage door to the back yard
- High efficiency Pella windows throughout most of the home
- Plantation Shutters
- Electricity in soffit for holiday lights
- Built in desk
- First floor air conditioner replaced April 2026
- Never flooded
- One owner/custom built

Premier Bellaire Lifestyle & Location

- Park-Centric Location: within 1/2 mile of Feld Park, Locust Park, Vic Driscoll Park and Evelyn's Park!
- Elite Education: Situated less than 1/2 mile from Episcopal High School and The Post Oak School and zoned to the highly regarded Bellaire schools
- Quiet street
- Dedicated full service Bellaire police and fire protection
- Local Library
- Bellaire community holds year-round festivals, parades, arts & crafts shows and music performances
- Nearby neighborhood amenities: Minutes from Bellaire Town Center Family Aquatic Center, Nature Discovery Center, Bellaire Recreation Center, Little League field and tennis courts
- Bellaire is home to fifteen neighborhood parks and a dog park, restaurants and retail

Information provided by Seller