



Notable Features + Amenities

A beautifully maintained, universally designed home offering high-end systems, integrated accessibility, energy-conscious upgrades, and refined architectural details – without the look or feel of a modified residence.

Core Systems & Infrastructure

- Whole-house Generac 24kW standby generator with whole-house switch, WiFi enabled
- Trane 2-ton XL15i AC
- Trane 3 ½-ton XL15i AC
- Two mini-splits
- Honeywell smart thermostats (whole home)
- Noritz tankless on-demand water heater
- Rainsoft salt-based ion exchange water purification system (whole house)
- Complete alarm system
- Exterior cameras (2 Ring)
- No HOA
- Accessibility & Universal Design
- Inclinorator elevator oversized with expanded 1,000-pound upgraded capacity
- Universally designed, mobility-friendly layout
- Insulation upgraded during accessibility remodel (10 years ago)
- Finished garage with painted floor, plus heating and air conditioning
- Remote-controlled carriage-style garage doors
- Interior Design & Architectural Details
- Crown molding throughout
- Oversized 6" trimmed baseboards
- Museum-quality recessed lighting
- Gas log fireplace with remote
- Plantation shutters
- Full privacy shades
- Custom built-ins and millwork
- Surround sound in the primary bedroom and the living room

Kitchen & Appliances

- Bosch 36-inch counter-depth freestanding refrigerator with 20.2 cu.ft. total capacity, MultiAirflow™ cooling system, LED interior lighting, anti-fingerprint, external water and ice dispenser, UL Listed, and ENERGY STAR® certified

- Bosch EcoSense dishwasher with 4 wash cycles, 14 place setting capacity, nylon-coated racks, 19-hour delay start, and a silence rating of 47 DBA
- KitchenAid 30-inch premium electric wall oven and microwave with 6.4 cu.ft. total capacity, true convection, self-cleaning, air fry, integrated thermometer, halogen lighting, temperature probe, turntable, glass touch digital display
- Thermador Masterpiece® 36-inch wide 5-burner gas cooktop with Star® Burners, including 16,000 BTU burner gas cooktop with downdraft
- Stainless undermount double sink
- Built-in wine rack
- Granite counters with granite backsplash
- Butler's pantry with custom cabinetry and millwork
- Nfinity dual zone 15-inch under-counter 30-bottle wine fridge
- Maytag heavy-duty washing machine and dryer

Outdoor Living & Exterior Enhancements

- Patio with brick pavers plus a water fountain feature
- Patio furniture included
- New awnings
- Two balconies
- New fence (2 years old)
- Landscape lighting throughout
- Comprehensive exterior security lighting
- Paved brick driveway and walkway
- Stucco professionally maintained annually

Storage & Utility

- Floored attic
- Utility sink in laundry room
- Maintenance & Stewardship
- Biannual professional home inspections
- Proactive, long-term preventative maintenance

FIRST FLOOR

Foyer

- Travertine tile flooring
- Custom wood paneled front door with peephole
- Crown molding
- Recessed lighting
- Circular staircase with wood treads, wood banister, and hand railing with wrought iron posts
- Oversized Inclinorator elevator with expanded 1000-pound capacity, with wood flooring, paneled walls
- Access to the attached finished garage

Study/Bedroom

- Travertine tile flooring
- Crown molding
- Recessed lighting
- Two-inch privacy blinds
- French doors to the outdoor patio

Guest Bedroom

- Crown molding
- Ceiling fan
- Closet
- Carpet
- French doors to outdoor patio
- Two-inch privacy blinds

Bathroom

- Travertine tile flooring
- Framed mirror with vanity lighting
- Recessed lighting
- Granite counter with granite backsplash and a ceramic Kohler sink
- Frameless walk-in shower with travertine tile flooring and surround
- Custom built-in cabinetry

Private Patio

- Brick pavers
- Water fountain
- Privacy fence
- Mature landscaping
- Custom wrought iron gate

SECOND FLOOR

Living Room

- Hardwood floors
- Floor-to-ceiling windows that flood the living area with abundant natural light
- Privacy shades
- Built-in speakers
- Stunning gas log fireplace with traditional custom mantel, travertine hearth, and surround
- Custom cabinetry with adjustable shelves anchors the living room with display lighting
- Crown molding
- Recessed lighting
- Spacious outdoor balcony with a custom awning, wood flooring, custom wrought iron railing, and recessed lighting

Formal Dining

- Hardwood floors
- Custom decorative chandelier
- Custom tray ceiling
- Custom paint
- Recessed lighting
- Plantation shutters

Powder Room

- Hardwood floors
- Custom cabinetry with a granite countertop and backsplash, and an under-mount Kohler sink
- Decorative framed mirror
- Crown molding
- Recessed lighting
- Custom Stroheim & Romann "Stefania" wallpaper

Gourmet Island Kitchen

- Hardwood floors
- Granite counters with a granite backsplash
- Double stainless steel sink
- Custom cabinetry with a built-in wine rack
- Under-counter and above-counter lighting
- Recessed lighting
- Thermador five-burner gas cooktop with Thermador downdraft vent hood
- Bosch EcoSense Dishwasher
- Bosch 36-inch side-by-side refrigerator/freezer with ice and water dispenser
- KitchenAid 30-inch electric wall oven/microwave
- Nfinity dual zone 30 bottle wine refrigerator
- Oversized butler's pantry with display cabinetry
- Generous counter and cabinet spaces

Family Room/Breakfast Room

- Floor-to-ceiling windows that flood the living area with abundant natural light
- Hardwood floors
- Privacy shades
- Recessed lighting
- Decorative chandelier
- Custom paint
- Crown molding
- Spacious outdoor balcony with a custom awning, wood flooring, custom wrought iron railing, and recessed lighting

THIRD FLOOR

Study

- Hardwood floors
- Crown molding
- Recessed lighting
- Custom ceiling light and wall sconce
- Two oversized windows

Laundry Room

- Ceramic tile flooring with a floor drain
- Custom built-in cabinetry
- Granite counter with granite backsplash
- Counter top folding area
- Crown molding
- Ceramic utility sink
- Recessed lighting
- Maytag full-sized washer and electric dryer

Private Primary Retreat

- Rotunda entry with tray ceiling
- Recessed lighting
- Engineered hardwood floors
- Walls of windows allowing abundant natural light
- Plantation shutters
- Recessed lighting
- Ceiling Fan
- Custom tray ceiling
- Built-in speakers
- Crown molding

Primary Bath

- Travertine tile flooring, granite countertops, and backsplash
- Dual Kohler under-mount sinks
- Custom cabinetry with vanity
- Recessed lighting

- Crown molding
- Oversized framed mirrors with vanity lighting
- Relaxing walk-in wet room with multiple shower heads, travertine flooring, and surround
- Glass brick privacy window
- Custom linen cabinetry
- Private water closet

Primary Walk-in Closet

- Engineered hardwood floors
- Custom built-in cabinetry and drawers
- Dressing mirror
- Crown molding
- Decorative chandelier
- Recessed lighting
- Attic access to a floored attic space for additional storage

ADDITIONAL FEATURES

- Stucco exterior
- Composition roof
- Corner lot
- Driveway and walkway with brick pavers
- Attached garage with automatic opener, is sheetrock finished, painted flooring with custom built-ins, and climate-controlled
- Custom cabinetry and millwork
- Paneled interior doors
- Elevator to all three levels
- Circular staircase with wood treads, wood banister, and railings with wrought iron posts to all floors, with oversized windows at each level to allow an abundance of natural light throughout
- Zoned HVAC system
- Tankless On Demand H2O Heater
- Mature Landscaping
- Sprinkler system
- North/South exposure
- Insulated Low-E Windows
- Custom Wrought Iron Gate to Fenced Private Patio
- Outstanding central location close to River Oaks Shopping, Galleria, Medical Center, and minutes to Downtown Houston, with many nearby neighborhood conveniences
- Exemplary schools – Houston Independent School District - Poe Elementary School, Lanier Middle School, Lamar High School



Upper Kirby Neighborhood & Lifestyle Guide

Upper Kirby is a centrally located neighborhood offering convenient access to award winning nearby dining, shopping, fitness, and cultural amenities, along with direct routes to Downtown, River Oaks, and the Medical Center.

Cafés & Coffee Black

- **Hole Coffee House**
Drive: 3 min
Beloved neighborhood coffee shop with strong espresso, pastries, and a relaxed local crowd.
- **La La Land Cafe**
Drive: 3 min
Bright, modern café known for quality coffee and a community-focused mission.
- **Slowpokes, 2925 Richmond Ave.**
Drive: 4 min
Casual café with coffee, beer, and food throughout the day.
- **Siphon Coffee**
Drive: 5 min
Known for Japanese siphon brewing and refined presentation.

Bars & Nightlife

- **Kirby Ice House**
Drive: 3 min
Popular open-air beer garden with food trucks and a social atmosphere.
- **Hidden Bar**
Drive: 6 min
New speakeasy cocktail bar behind the Norigami restaurant.
- **Clarkwood**
Drive: 10 min
Polished cocktail lounge known for craft drinks.
- **Anvil Bar & Refuge**
Drive: 6 min
Internationally recognized cocktail bar.
- **The Cellar Bar**
Drive: 4 min
Sport's Bar with foosball and pool tables.

Restaurants

- **Grace's**
Drive: 2 min
Innovative upscale American fare.
- **Mia's Table**
Drive: 2 min
American comfort cuisine.
- **Kiran's**
Drive: 3 min
Modern Indian fusion restaurant.
- **Carrabba's on Kirby**
Drive: 3 min
Classic Italian dining with convenient proximity.
- **Kata Robata**
Drive: 3 min
Contemporary space for innovative sushi and Japanese small plates.
- **Yia Yia's Pappas Greek Kitchen**
Drive: 3 min
An upscale Greek café with traditional Greek cuisine with a modern twist.

Fitness

- **Equinox River Oaks**
Drive: 10 min
Luxury fitness club with full amenities and group classes.
- **SoulCycle**
Drive: 4 min
Boutique indoor cycling studio.
- **Pure Barre**
Drive: 8 min
Barre-based workouts in a polished studio environment.
- **Orangetheory Fitness Upper Kirby**
Drive: 6 min
Coach-led strength and cardio workouts.

Grocery & Daily Essentials

- **Whole Foods Market Upper Kirby**
Drive: 2 min
- **Trader Joe's**
Drive: 3 min
- **H-E-B Buffalo Market**
Drive: 6 min
- **Central Market**
Drive: 8 min
- **Spec's Wines, Spirits & Finer Foods, Shepherd**
Drive: 5 min

Churches & Spiritual Life

- **St. Martin's Episcopal Church**
Drive: 15 min
One of Houston's largest Episcopal congregations.
- **River Oaks Baptist Church**
Drive: 8 min
Historic church with strong community presence.
- **St. Anne Catholic Church**
Drive: 4 min
Active parish serving central Houston.

Private Schools

- **St. John's School**
Drive: 5 min
Independent K–12 college-preparatory school.
- **St. Stephen's Episcopal School**
Drive: 4 min
Private elementary and middle school.

Arts, Culture & Entertainment

- **The Menil Collection**
Drive: 6 min
World-class art museum with free admission.
- **Rothko Chapel**
Drive: 6 min
Internationally significant cultural and contemplative landmark.
- **Stages**
Drive: 10 min
Professional theater productions year-round.
- **Museum of Fine Arts, Houston**
Drive: 8 min
Major museum campus with rotating exhibitions.

Drive Times to Major Highways

- **I-10**
Drive 12 min
Major east–west artery connecting Memorial, the Energy Corridor, and West Houston.
- **I-69 / US-59**
Drive: 3 min
Primary north–south corridor providing access to Downtown, the Galleria, and Southwest Houston.
- **I-610**
Drive: 10 min
Inner Loop freeway connecting Upper Kirby to River Oaks, the Galleria, and surrounding neighborhoods.
- **288**
Drive: 12 min
Convenient access to the Texas Medical Center, Pearland, and the southern suburbs.

Homes can be shown in minutes.

Neighborhoods are understood by experiencing them.

Take a moment to explore the Upper Kirby area before you go.