

**3810 Drake Street  
Houston, TX 77005**



Bedrooms	4
Baths	3 full and one half
House SF	4179 (per HCAD)
Lot Size SF	7687 (per HCAD)
Year Built	2010 (per HCAD)
Garage	Attached 2 car.

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## **NOTABLE FEATURES AND AMENITIES**

Built by Frankel Builders –a premier luxury, custom home builder in Houston since 1988.

Frankel is a family-owned business known for their exceptional quality and in-house architecture, design and build.

Sunset Terrace. Coveted, inner loop Houston zip code of 77005

Established canopies of old grown Live Oak trees lining curved streets

Zoned into West University Elementary

Within West University Little League boundary

Voluntary Civic Association with regular patrols by Houston Police Department Off Duty Officers

Leed Certified Build. EFI Platinum Green

Elevator with wood paneling and metal safety gate

16 plus SEER HVAC. Incredibly energy efficient.

Creston Control System

Not in a flood zone (Zone X)

Timeless and elegant curb appeal

Spacious backyard with generous 7687sf lot - enjoy pool, green space and a covered patio

No overlooking back neighbors adding to sense of space and light

Stand-alone game room (not part of a 2<sup>nd</sup> floor hallway)

Walnut flooring throughout - no carpet

Huge mud room with multiple cabinets for storage

Solid core doors throughout.

Double pane windows throughout

Architectural arched cased openings with applied panel molding

Custom wrought iron and glass front door

Wrought iron stair railings and stair gates

Over \$50,000 spent on designer upgrades by current owners including all new paint

Custom designed laundry room

Sub Zero wine fridge

Sub Zero Refrigerator/Freezer/Microwave

2023 Bosch dishwasher

Wolf 6 burner range with built in griddle and Wolf double ovens

Kitchen Aid outdoor kitchen

2023 LG Washtower

2026 Furnace

New fence

All new LED lighting throughout, new fans and ceiling lights.

## **EXTERIOR**

Sparkling heated pool with water features and hot tub

Pool depth 6 feet

Removeable pool fence

Professionally landscaped back yard

Grassy green space

Covered patio for outdoor seating and dining

Kitchen Aid Outdoor Kitchen with gas grill and storage

Back yard fire pit area

French drains

Mosquito misting system

Landscape lighting front and back

Mature live oak in front yard offering shade and beauty

Double driveway for ease of managing 2 cars

## **INTERIOR**

Entire home paint and color scheme by Designer Karen Dorsey with Tate Design Company.

[www.tatedesignco.com](http://www.tatedesignco.com)

Walnut floors throughout entire home

Stunning millwork and trim throughout entire home including:

Layered crown molding

Stepped baseboards with custom cap detail

Box molding in study, wainscoting in stairwell and second floor hallway

Paneled cased openings with arched headers into all rooms.

Every bedroom features a paneled entry area

Exposed wooden box beams in living room

Wooden mantle in living

Decorative rafter tails over garage

Solid wood garage door

Plantation shutters in study

Custom built ins – study, living room and 2<sup>nd</sup> floor hallway

Custom window treatments in all rooms

Gas log fireplace with wooden mantle, whitewashed brick surround and cast stone hearth

Abundant storage throughout the home includes a huge under stairs closet with hanging rails, bedroom closets with custom built in drawers, shelves and shoe cubbies.

Custom designed laundry room with abundant, newly painted cabinetry for storage, laundry basket area, wooden folding bench, large capacity LG Washtower purchased in 2023, sink and new floor tile and lighting.

Abundant windows in living/kitchen area for a seamless indoor/outdoor feel

Large mud room with beadboard storage closets, small countertop phone charging/mail area and travertine flooring.

Custom designed powder room with stand-alone, wooden detail vanity and travertine flooring.

## **KITCHEN AND DINING**

Updated kitchen with quartz countertops, backsplash and painted island cabinetry

Stainless steel Krauss farmhouse style sink with reverse osmosis water filter and hands-free faucet

Chrome pot filler

Sub Zero wine fridge

Sub Zero Refrigerator/Freezer

Wolf 6 burner range with warming plate

Wolf double ovens

Wolf Vent hood

2023 Bosch Dishwasher – Silence Plus 44 DBA

Wolf built in Microwave

Garbage disposal

Oversized kitchen island with breakfast seating

Two windows on either side of range for natural light

Sunny, pool view breakfast table area.

Discreet bar area with glass fronted cabinetry, serving counter and beverage fridge

Custom lighting

Under cabinet lighting

Easy access between kitchen, breakfast area, indoor formal dining and outdoor dining

Walk-in pantry

Private off kitchen office area.

### **LIVING AND ENTERTAINING**

Family Room with custom-built ins and pool views through multiple large windows

Access to outdoor patio from family room and kitchen

Dining Room – can accommodate an extra-large table for 12 if needed. Two large windows

Bar area with storage cabinetry, serving counter and beverage fridge – ideal for parties

Patio with travertine pavers, permanent roof coverage

Kitchen Aid Outdoor Kitchen with gas grill and storage

Professionally landscaped yard with evergreen trees, flowering vines and a selection of tropical plants enhanced with outdoor lighting.

Gameroom is its own designated space, not a widened hallway. Painted 2026.

### **PRIMARY SUITE**

Huge primary bedroom with ample space for a separate sitting area.

Abundant natural light

Walnut wood flooring

New paint in 2026

Travertine tile floors in primary bathroom

Granite countertops

Double vanities

Soaking tub

Glass-enclosed shower

Open to expansive walk-in closet with built-in drawers, shelves and shoe cubbies.

Water closet

## **WOOD AND MILLWORK**

Layered crown molding

Stepped baseboards with custom cap detail

Box molding in study, wainscoting in stairwell and second floor hallway

Paneled cased opening with arched headers into all rooms.

Every bedroom features a paneled entry area

Exposed wooden box beams in living room

Wooden mantle in living room

Decorative rafter tails over garage

Solid wood garage door

Plantation shutters in study

Custom built ins – study, living room and 2<sup>nd</sup> floor hallway, bedroom closets, mudroom

## **LIGHTING**

New LED lighting with dimmers throughout

New light fixtures in breakfast room, dining area, laundry room

Fully automated exterior lighting

Automatic motion sensor garage lights

## **GARAGE**

Workshop area at the back for extra storage, working space or room to put additional refrigeration

Rack storage on the walls for tools

Custom installed overhead storage.

Solid wood garage door

Epoxy floor

Double concrete driveway

## **APPLIANCES**

Sub Zero wine fridge

Sub Zero Refrigerator/Freezer

Wolf 6 burner range with warming plate

Wolf double ovens

Wolf Vent hood

2023 Bosch Dishwasher – Silence Plus 44 DBA

Wolf built in Microwave

Mini beverage fridge

2023 LG Washtower

Kitchen Aid Outdoor Kitchen with gas grill and storage

## **AGES**

Roof. 2010

One ultra-high efficiency HVAC unit. 2023 coil. 2010 condenser

One ultra-high efficiency furnace. 2026

2 tankless water heaters. 2010

2023 Bosch Dishwasher

2023 LH Washer and Dryer

2024 fence

## **SCHOOLS**

Zoned to West University Elementary

Within 5 miles:

Southampton Montessori

AOS.

Presbyterian

St Johns

St Marks

St Vincent De Paul

Episcopal High School

## **LOCATION**

Sunset Terrace in 77005 - One of Houston's most desirable zip codes

Quiet residential living and not used as any kind of cut through

Voluntary Civic Association

Houston Police Department Off Duty Patrol

Vacation Patrol program for paying members

Yard of the month

Annual events like July 4<sup>th</sup> parade, Halloween Party and National Night Out

Periodic neighborhood events like Crawfish Boil, Easter Egg Hunt, Holiday Caroling and May Day dancing

Not in a flood zone. Never flooded

Surrounded by world class cultural landmarks such as Rice University, Hermann Park and the Museum District.

For those who like to walk - walkable to West University Elementary, Leaf and Grain, Berings

Minutes to Texas Medical Center.

Under 20 mins to Downtown (normal traffic)

**NON REALTY**

All refrigeration. Washer and dryer. Conveys AS IS.

Garden chairs, pots, front yard swing

Front yard swing can be removed. Seller takes no responsibility or liability with any future use.

**EXCLUSIONS**

None

**AVERAGE UTILITY BILLS (PER MONTH)**

Summer average electric. \$400

Summer average gas. \$50

Winter average electric. \$300

Winter average gas. \$75

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**FLOOD INSURANCE PREMIUM**

Approx per annum premium \$1361

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Information provided per seller.

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