



RICE MILITARY

3934 Feagan St

4 BD 3.1 BA 2,662 SF. 1,763 SF LOT



Rare four bedroom home with open, airy, floor plan and modern finishes. Custom built-ins, art niches, and clean architectural touches give this home a custom feel, while bamboo hardwood floors run throughout the entire home—no carpet. NEW HVAC 2024! Updated modern kitchen with large waterfall island with quartz countertops, modern wood cabinetry and SS appliances, opening seamlessly to the dining area with statement light fixture and spacious family room with custom media center. A flexible space just off the kitchen offers the perfect spot for an additional dining area, playroom, or home office. Updated powder room on the main living level. Primary suite located on 3rd floor with 2 walk in closets, Spa-like bath with dual sinks, walk in shower and soaking tub. Guest suite with updated en-suite bath is also on third floor, along with the utility room for added convenience. On the 1st floor, you can find guest bed #3 with massive walk in closet & ensuite bath. Rare 4th bed on 1st floor! Utility on 3rd floor with primary & guest bed. Enjoy outdoors with a private fenced in front yard and covered 2nd floor balcony. Attached 2 car garage with ample guest parking on extra wide double sided parking on Feagan st. Never lost power! Prime location with easy access to Memorial, Allen Parkway, & I-10. Just minutes to walk or bike the trails along Buffalo Bayou & Memorial Park.



Whitney Conkling

Sales Agent
M: 713.557.6415
whitney.conkling@compass.com

3934 Feagan

COMPASS

Features & Amenities



House Overview

Bedrooms	4
Baths	3 Full +1 Half Bath
Square Feet	2,662 per HCAD
Lot Size	1,763 per HCAD
Year Built	2007 per HCAD
Garage	2 Car Attached
Neighborhood	Rice Military/Washington Corridor

OVERALL

- Rare true 4 beds!
- Bamboo hardwood flooring throughout, No carpet!
- Has never lost power!
- Stucco has been inspected twice (last time was 2023) and zero issues found!
- New exterior paint
- Tankless water heater: 2022
- HVAC unit: 2024
- Tile roof: 2007
- HOA: \$150/month covers water, sewer, trash and grounds
- Reverse osmosis for sink
- Whole house soft water system
- Street parking for guests on extra wide Feagan Street.
- Incredible location with easy access to Allen Parkway, Memorial and I-10
- Minutes to the Heights, River Oaks, Montrose shopping centers
- Enjoy quick access to Memorial Park with its miles of running trails, sports facilities, and green space

- Buffalo Bayou Greenway is at your back door with miles of hiking and biking trails
- Walk to Spotts Park
- Close to all the shopping and dining options in Heights and Montrose neighborhoods
- Minutes away from HEB, Walmart, Sprouts, Whole Foods
- Minutes from Truth BBQ, Good God Nadines, Barnaby's Cafe, Julep, Bayou Heights Biergarten, Catalina Coffee and more!
- Dimmable lighting throughout

EXTERIOR

- Fenced in front yard
- Covered slate patio and garden area
- Great place to relax and for pets to play
- Could easily add grass or turf if desired
- Balcony off of 2nd floor living space with views of mature tree

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



WHITNEY CONKLING
Whitney.Conkling@compass.com
713-557-6415

Features & Amenities

ENTRY

- Wood door with glass inset
- Room for entry furniture
- Curved art niche for display
- Views of the wrought iron staircase
- Door to attached 2 car garage

FAMILY ROOM

- Open floor plan with kitchen and breakfast area
- Wall of windows overlook the covered balcony and mature tree
- Drapes
- Recessed lighting
- Modern ceiling fan
- Bamboo hardwood floors
- Sellers added custom built media center with ample storage with wallpaper backing and shelf lights
- Bookshelves line the wall coming up from the stairs for additional storage or display items

DINING AREA

- Open with kitchen and family room
- Decorative light fixture
- Room for buffet table
- Windows with drapes
- Door to access balcony
- Balcony has space for outdoor furniture and room for grill

KITCHEN

- Sleek/modern kitchen
- Oversized waterfall counter island with breakfast bar
- Quartz countertops
- Updated subway tile backsplash
- Modern wood cabinetry with chrome hardware
- 2 square lit art niches
- Under cabinet lighting

- Stainless steel appliances:
 - LG refrigerator/freezer
 - Bosch dishwasher
 - Stainless steel venthood
 - Note: Sellers will be taking induction range with them and replacing it with a gas range with oven (will be installed the week of May 4th)
 - Microwave tucked away in a cabinet
- Bar area with same updated finishes as kitchen
- Arched light space above for art or additional glassware

BREAKFAST AREA/FLEX AREA

- Right next to kitchen through arched entry
- Could function as a dining area, playroom, office space or additional sitting room
- 2 large windows with drapes
- Decals on walls, removable

POWDER ROOM

- Updated half bath on the 2nd floor
- Quartz countertop on floating vanity
- Tile accent wall
- Framed mirror
- Decorative light fixture

PRIMARY SUITE

- Located on the 3rd floor with secondary bedroom #1
- Tray ceiling
- Modern ceiling fan
- Recessed can lighting
- Windows with Hunter Douglas shades and drapes

Features & Amenities

- Walk in closet (with 2nd walk in closet in primary bath)

PRIMARY BATHROOM

- Spa like bath
- Large vanity with dual vessel sinks
- Ample storage in modern wood cabinetry and chrome hardware
- Marble flooring
- Large soaking tub
- Walk in shower with frameless glass shower door and rainhead like shower head with handheld sprayer
- Marble countertops
- Marble shower flooring and walls
- Large walk in closet with additional closet in the bedroom

SECONDARY BEDROOM #1

- Located on the 3rd floor with primary bedroom
- Windows with Hunter Douglas shades and drapes
- Ceiling fan with light fixture
- Decals can be removed
- Walk in closet
- ENSUITE BATHROOM
 - Updated subway tile in tub/shower
 - Soap niche in shower with barreled tiled ceiling
 - Vanity with marble counters
 - Framed mirror
 - 2 updated pendant lights
 - Window

SECONDARY BEDROOM #2

- Located on the first floor
- Bamboo hardwood flooring
- Recessed lighting
- Modern ceiling fan

- Hunter Douglas wood blinds
- Drapes
- Large walk in closet that continues to under the stair storage
- ENSUITE BATHROOM
 - Updated
 - Tile flooring
 - Marble countertop
 - Framed decorative mirror
 - Vanity with storage
 - Tub/shower combination with glass door and subway tile
 - Can also access from hallway for secondary bedroom #3

SECONDARY BEDROOM #3

- Located downstairs with secondary bedroom #2
- Could also be used as a flex room such as an office, home gym or craft room
- Arched entry
- Bamboo hardwood flooring
- Recessed lighting
- Modern ceiling fan
- Hunter Douglas wood blinds

UTILITY ROOM

- Located on the 3rd floor with primary bedroom and secondary bed #1
- Washer/dryer hookups

EXCLUSIONS

- Car charger