



## Updates + Amenities

4-5 Bedrooms | 3.5 Full Baths | 4,681 Sq. Ft. Building | 9,840 Sq. Ft. Lot | Outdoor Kitchen & Pool

Nestled on one of the most prestigious streets in Braes Heights, this stunning home combines exceptional curb appeal with beautifully manicured landscaping and thoughtfully designed indoor and outdoor living spaces.

Inside, the home offers a private office, elegant formal living and dining rooms, and a recently renovated kitchen featuring abundant storage, generous counter space, a breakfast bar, and a sunny breakfast area. The kitchen seamlessly opens to the spacious family room, highlighted by a wall of windows that overlook the spectacular backyard.

Step outside to your private oasis, complete with an outdoor kitchen, sparkling pool, and lush green space—perfect for entertaining or relaxing.

The first-floor primary suite provides a peaceful retreat, complemented by a guest powder bath, pool bath, and utility room. Upstairs, accessible by two staircases, you'll find a large game room, media room, three secondary bedrooms, and two beautifully updated full baths.

Additional highlights include a whole-house generator, a wine room tucked beneath the staircase, a charming dining patio off the formal dining room, and a recently replaced roof.

Ideally located near top-rated schools, parks, shopping, and dining, with convenient access to the Medical Center, Downtown, Rice Village, and the Galleria.

### 2025 | Updates

- Primary bathroom remodel including new cabinets, mirrors, flooring, light fixtures, tub, shower, and countertop (\$60,000)
- Added whole home generator including installation (\$25,000)
- Replaced pool filter equipment with 3 year warranty (\$3,500)
- Front yard remodel and partial backyard remodel including Hollies, Japanese Yew, Crepe Myrtle, lighting, and gravel (\$25,000)

### 2023 | Exterior updates

- Installed new roof, gutters and fence in backyard (\$50,000)
- 2 new Liftmaster garage door openers
- Installed new mosquito misting system for the backyard

### 2023 | Downstairs, Upstairs, & Kitchen Remodel (\$106,000)

- New quartzite countertops
- New kitchen flooring
- Painting of all walls and cabinets downstairs in every room of the house

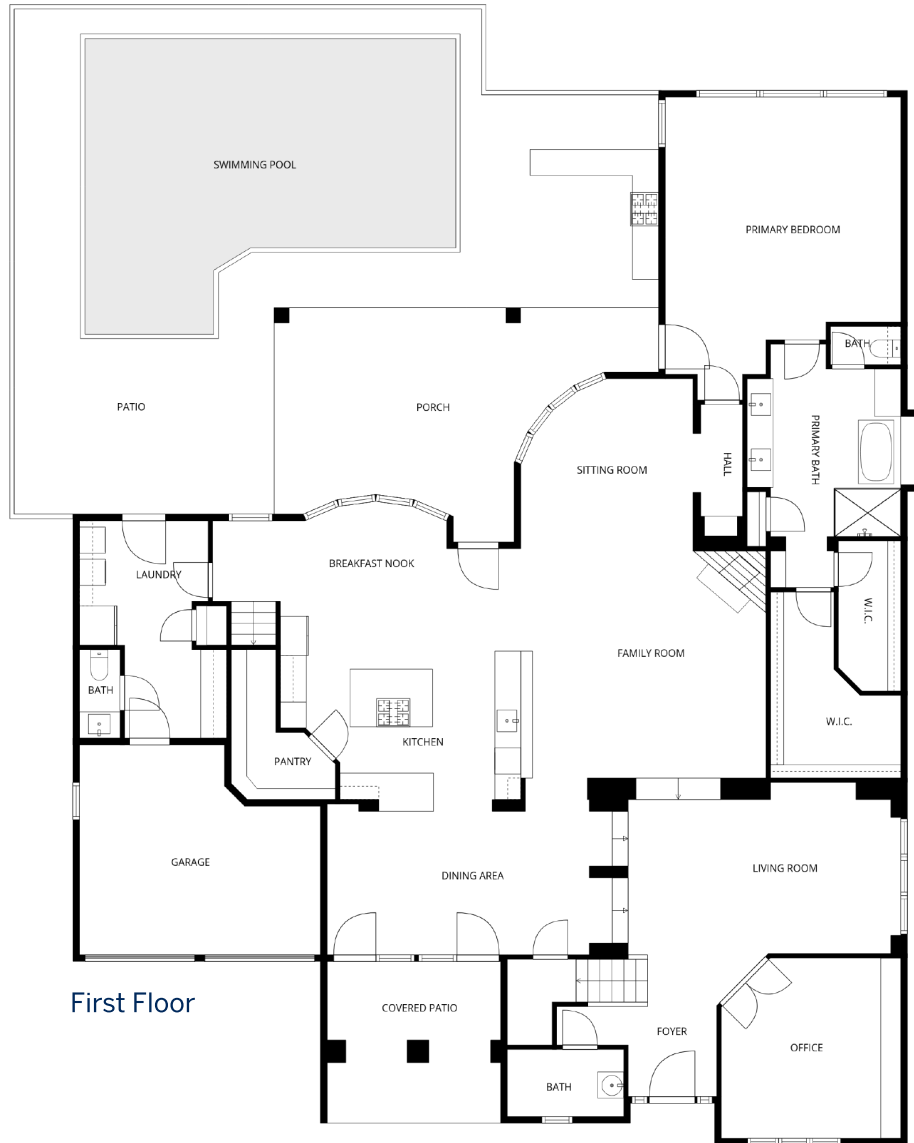
- New kitchen appliances
- New upstairs flooring and new carpet in game room
- New flooring, countertops, bathtub, and shower in both upstairs bathrooms
- New light fixtures
- New windows facing the pool, living room, and formal dining room

### 2020 | Complete Outdoor Remodel (\$70,000)

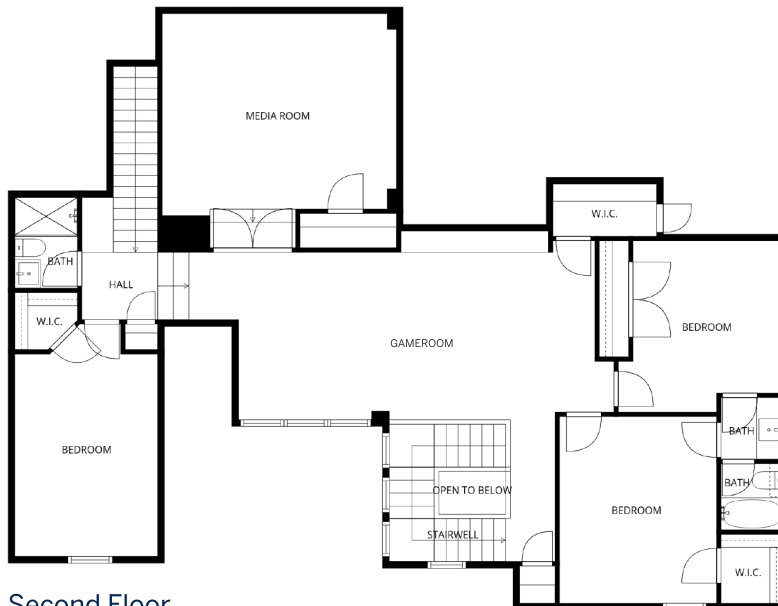
- All new travertine throughout the backyard flooring
  - Added a new section that extended to the edge of the home by the pool
- New pergola
- Outdoor kitchen with drawers, granite, and high-end Twin Eagles Pellet Grill
- Added drainage in backyard around home to sidewalk

### 2017

- Replaced the downstairs AC unit (\$6,000)



First Floor



Second Floor