



Garden Oaks

935 Gardenia Drive

4 BD 4 BA 3,032 SF 7,430 SF LOT



Custom-built by the builder as his own home on one of Garden Oaks' most desirable streets, this exquisite modern residence pairs high-end finishes with a highly functional floorplan. A generous 25-foot setback and expansive front greenspace lead to a clean-lined modern elevation with a true pitched composition roof hidden behind the architecture—giving you the look without the flat-roof headache. Inside, enjoy real hardwoods throughout, no carpet, a whole-house generator, and an EV charger in the garage. The chef's kitchen features diamond arrow granite countertops, high-end Café appliances including a built-in fridge/freezer, reverse osmosis water filtration, and a breakfast bar opening to the formal dining and family room with gas fireplace and built-in media center. A downstairs guest suite with ensuite bath offers flexibility as a study. Upstairs, the vaulted primary suite features a spa-like bath and impressive walk-in closet, plus two additional ensuite bedrooms. Sliding glass doors open from family room to a covered patio and large turfed backyard with room for a pool. Automatic driveway gate, modern paver driveway with rock inlay, and 2-car garage with epoxy floors complete the home.



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935 Gardenia Dr

COMPASS

Features & Amenities



House Overview

Bedrooms	4
Baths	4 Full Baths
Square Feet	3,032 per HCAD
Lot Size	7,430 per HCAD
Year Built	2024 per HCAD
Garage	2 Car Detached
Neighborhood	Garden Oaks

OVERALL

- Custom home built for the builder
- Whole house generator
- Real lightened hardwoods
- NO carpet!!!
- Epoxy garage floor
- Super electric car charger in garage
- Water pressure booster
- Vivint security system with cameras
- Turfed backyard
- Added gutters
- Heat barrier film on back windows and front door
- Gated driveway offers secure off street parking
- Recessed lighting throughout
- Hidden pitched roof for a modern look—without the flat roof headaches
- Easy access to major freeways: I10, 290, 610 & 45
- Close to the new “Stomping Grounds” venue with lots of shopping and dining options including Becca Cakes, Fat

Cat Creamery, Bollo woodfired pizza

and Rooster & Rice to name a few

- Close proximity to parks including Shepherd Park, Candlelight Park, Oak Forest Park
- Popular dining options including BeauSolieil, Millies, Sunday Press coffee, D’Alba, Walking Stick Brewery, Wakefield Crowbar, Luce Coffee, and Les Baget, Slowpokes coffee

FRONT EXTERIOR

- Modern front exterior
- Contemporary architectural design
- Oversized glass front door with tint for privacy
- Black framed windows
- Covered front entry
- Modern driveway gate
- Long driveway leads to two car garage
- Huge 25 foot setback from the street for ample green space

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.



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- 2 new trees in front yard + lush front landscaping

BACK EXTERIOR

- Spacious backyard
- Covered patio
- Large sliding glass doors
- Ceiling fan on patio
- Recessed patio lighting
- Modern concrete paver driveway with rock inlay detail
- Sconces on each side of the garage
- Spacious patio area with room for outdoor seating or dining
- Fully fenced backyard
- 2 car garage with epoxy flooring

ENTRY

- Bright front entry with modern glass front door
- Tall front door allowing natural light to pour in with tinted panes for privacy
- Modern staircase with 7' chandelier
- Deep coat closet that continues behind the stairs
- Recessed lighting
- High ceilings
- Open sightlines to main living areas
- Wired for sound

FORMAL DINING ROOM

- Large black framed windows
- New statement chandelier
- Space for large dining table
- High ceilings
- Located just off of the kitchen

KITCHEN

- 10' custom cabinetry
- Waterfall diamond-cut island

- Oversized island with breakfast bar seating
- Under cabinet lighting
- Contemporary ceramic backsplash
- Two color cabinetry
- Double pendant lights over island
- High End Café Appliances
 - Built-in 42" Cafe french door refrigerator and freezer
 - 48" GE Cafe gas range with 6 burners and a griddle
 - Built in Cafe' microwave
 - Frigidaire drink fridge
- Custom vent hood with wood trim detail
- Reverse Osmosis filtration system
- Recessed lighting
- Glass front display cabinets with lighting
- Soft close cabinets and drawers
- Kitchen overlooks main living area
- Walk in pantry with built-ins
- Stone countertops provide space for storing appliances
- Huge walk in pantry with appliance shelves and cutting board/cookie sheet storage
- Pull out spice rack
- Pull out trash can

FAMILY ROOM

- Large sliding glass doors open to the patio creating indoor-outdoor flow
- Light hardwood floors throughout
- Sleek fireplace with stacked stone surround with inlay accent lighting
- Built-in media wall with textured accent wallpaper
- Custom built-in cabinetry with storage
- Spacious layout allowing for multiple furniture arrangements

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Features & Amenities

- Floating shelves for decor or display
- Open to dining area and kitchen
- Wired for sound

PRIMARY SUITE

- Vaulted ceiling
- Wall of oversized windows with upper transom windows
- Custom drapes
- Sconces flank either side of the bed
- Ceiling fan
- Recessed lighting
- Hardwood flooring
- Dedicated sitting area
- Tucked away from main living areas

PRIMARY BATHROOM

- Spa-like bathroom
- Freestanding soaking tub with wall of marble tile
- Large picture window above tub
- Walk in shower with glass enclosure, 2 shower heads and corner bench and hidden soap niches
- Dual vanities
- Makeup vanity area
- Floating-style cabinetry with ample storage
- Stone countertops
- Gold mirror with decorative vanity light
- Gold accents throughout
- Private water closet
- Oversized walk in closet with custom built in storage and center island with drawers

SECONDARY BEDROOM #1

- French door entry
- Located on the 1st floor- perfect guest suite

- Could also function as a study, nursery, game room or flex space
- Oversized anderson windows
- Front facing windows
- Ceiling fan
- Recessed lighting
- Light hardwood flooring
- Double door closet
- ENSUITE BATHROOM
 - Sleek floating style vanity
 - Black countertop
 - Matte black hardware
 - Rectangular undermount sink
 - Large mirror
 - Modern wall sconces
 - Glass enclosed walk in shower
 - Marble tile
 - Built-in shower niches

SECONDARY BEDROOM #2

- Large black framed windows
- Pull down blackout shades
- Ceiling fan
- Light hardwood flooring
- Overlooks the front of the home
- ENSUITE BATHROOM
 - Tub/shower combination
 - Sleek tile surround
 - High transom window above tub
 - Matte black fixtures
 - Built-in shower niche
 - Marble countertops
 - Undermount sink with matte black faucet
 - Large framed mirror
 - Modern vanity lighting
 - Neutral tile flooring
 - Large walk in closet with built in shelving and hanging space

Features & Amenities

SECONDARY BEDROOM #3

- Two black framed windows
- Pull down black out shades
- Ceiling fan
- Double door closet
- ENSUITE BATHROOM
 - Quartz countertops
 - Stylish herringbone tile flooring
 - Black hardware and fixtures
 - Undermount sink
 - Large framed mirror
 - Modern vanity light
 - Window for natural light
 - Walk in shower with glass enclosure and modern hexagon tile
 - Built in shower niche

MUDROOM

- Just off the back door
- Built in bench seat with custom cushion
- Hooks
- Storage cabinets
- Walk in storage closet

UTILITY ROOM

- Spacious utility room
- Built-in upper cabinetry
- Countertop folding space
- Upper and lower cabinets
- Utility sink
- Black plumbing fixtures
- Hanging rod
- Window for natural light
- Clean white cabinetry
- Light tile flooring

EXCLUSIONS

- Washer & Dryer
- TV mounts

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The
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