



963 WEST 41ST STREET

Houston, TX 77018

\$1,999,900

Bedrooms: 5/6
Bathrooms: 5 1/2
Garage: 2 Car
Living Area: 5,648 Sq.Ft.
Lot Area: 9,883 Sq.Ft.
Neighborhood: Garden Oaks
Style: Contemporary

Neighborhood

Location:

- Situated in the historic Garden Oaks neighborhood, offering a mix of singlefamily homes and new construction.

Schools:

- Washington BT High School
- Hamilton Middle School
- Oak Forest Elementary
- Garden Montessori Schools
- St. Pius X High School

Parks:

- TC Jester Park, Shepherd Park, Candlelight Park and Community Center, Bhakti Urban Farm, Sylvester Turne Park, White Oak Bayou Trail



Key Features

Expansive Living Space

with soaring ceilings and hardwood floors

Chef-Inspired Kitchen

with top-tier appliances, custom cabinetry, island, and butler's pantry

Dedicated Study

perfect for working from home or a private library

Spacious Gameroom

ideal for entertainment, hobbies, or a playground

Spa-Like Primary Suite

with freestanding tub, dual vanities, and custom walk-in closets

Private Backyard Oasis

designed for relaxation and entertaining

Balcony, Wet Bar, and Elevator Shaft

pre-installed for future lift

Energy-Efficient Appliances

and modern gas fireplace



Kitchen

Stosa Imported Italian cabinets - MODERNI EVOLUTION collection, METROPOLIS Model with integrated groove handles

Sleek 1.2 cm DEKTON countertops and up-to-ceiling backsplash

Under-cabinet lighting and upper cabinets to ceiling

Walk-in pantry

Built-in DACOR appliances package

Dishwasher unit fitted with hidden storage shelving



Primary Bath

Big size porcelain tile flooring and surrounds

Quartz countertops with dual undermount sinks

Free-standing 66" soaking tub

Frameless glass shower with dual heads and rainfall

Separate his & hers vanities and closets

Linear drain in showers



Mechanical Systems & Energy Efficiency

Dual Lennox HVAC Systems (3.5 & 4.0 Ton, 80% AFUE, SEER2 15.8)

ACCA Manual J, S & D compliant duct design

R-30 attic, R-15 to R-19 walls Bat insulation

Double pane Low-E vinyl windows (U-Value 0.35, SHGC 0.23)

Energy rating: 15.5% better than 2021 IECC code via REScheck

Programmable NEST thermostats, 3

2 tankless water heaters

Generator Ready

220V outlet in garage for EV charging

Full sprinkler system, sod and front landscaping package

Audio/Visual & Technology

Prewired 5.1 surround sound in family, dining, and game room

Back patio prewired for TV and speakers

Conduits run for future solar and WiFi routers

Media closet on 1st floor

Alarm and Security camera prewiring + smart doorbell prewire

Glass garage door with 3/4 HP WiFi motor + 2 remotes

Interior Design

Serenity Essence 7.5" engineered hardwood floors (except baths & utility)

10-11 ft ceilings first floor; 9-10 ft second floor

Custom painted 1-panel shaker style 8-ft doors

Oversized 12" baseboards

Hardie Beckers in all showers

Custom floating staircase

3/8" drywall, painted smooth walls finish

Luxury fixtures throughout & elongated modern toilets

Elevator Ready

Optional Upgrades

(cost subject to buyer's customization and selected finishes/models)

- Pool
- Elevator
- Wine Cellar / Bar
- Generator
- Full Equipped Outside Kitchen
- Epoxy Garage Door
- Blinds