

**2832 Bellefontaine Street
Houston, TX 77025**



House SF 2,184 (per HCAD)
Lot Size SF 1,698 (per HCAD)
Bedrooms. 3
Bathroom 3/1
Year Built 1972 (per HCAD)
Attached 2 car.

NOTABLE FEATURES AND AMENITIES

Spacious two-story brick-built townhome, offering functional floor plan with 3 bedrooms and 3/1 baths.

Private, gated, courtyard community with shared gardens and pool

Private gated courtyard entry to front door as well as private resident entry through attached 2-car garage.

In-home elevator provides convenient access between both levels. ***

Expansive primary suite featuring multiple closets and dual bathrooms.

Dramatic 2-story living room

Courtyard patio

Updated kitchen (2018) with shaker-style cabinetry, quartz countertops, farmhouse sink, and stainless-steel appliances.

Skylights introduce natural light into the home's interior spaces.

No carpet

Generous storage throughout including multiple closets, built-in cabinetry, and cedar-lined storage room.

Convenient location near the Texas Medical Center, Rice University, Hermann Park, and major Houston employment centers.

REMODELLED KITCHEN 2018:

Custom high-grade cabinetry and extensive built-in storage

Stone countertops from Natural Stone Gallery

Updated tile backsplash

Farmhouse sink

Additional built-in display shelving and cabinetry – custom made

Electrical, plumbing, and lighting upgrades

FLOORING 2018:

Engineered hardwood flooring throughout

Stair treads, risers, and nosing upgraded to match

INTERIOR FINISHES:

Extensive interior painting throughout the home

New baseboards, trim, and interior doors

New recessed lighting and additional electrical improvements

Custom shelving added to kitchen

MECHANICAL & FUNCTIONAL UPDATES:

Plumbing modifications associated with kitchen redesign

Electrical rewiring and additional outlets added

New lighting installation and fixture upgrades

Roof 2018. Entire upper roof, both front and back parts, upgraded with a TPO roofing system in 2018. 10-year warranty.

Front Roof (2025)

HVAC: 2018. Trane 14 SEER unit.

EXTERIOR

Gated front courtyard entry with space for seating, container gardens, or seasonal décor.

Traditional townhome architecture with established landscaping.

Attached two-car garage with additional storage options.

Covered resident entry from the garage to the home.

Low-maintenance exterior ideal for lock-and-leave living.

Centrally located within an established community near shopping, dining, and medical employment centers.

Steel landscape edging installed around patio planting areas

Fresh soil added to patio landscaping beds

INTERIOR

Two-story layout designed for comfortable everyday living and entertaining.

Private elevator provides convenient access between floors.

Generous room sizes throughout the home.

Spectacular 2 story living room anchored by brick surround fireplace and courtyard views.

Combination of original architectural character and selective updates.

Abundant storage including multiple closets, a cedar-lined storage room, and additional built-in storage opportunities.

Well-defined living and dining spaces offer flexibility for a variety of furniture arrangements.

Natural separation between living areas and bedrooms enhances privacy.

Multiple flexible-use areas suitable for home office, library, hobby, or study space.
Well-appointed half bathroom off the entryway offering convenient access for guests.

Wood plank inspired flooring throughout much of the downstairs.

Wood plank stairs with stained wood banister and painted risers.

KITCHEN AND DINING

Updated kitchen featuring shaker-style cabinetry.

Quartz countertops and coordinating tile backsplash.

Farmhouse-style sink with updated plumbing fixtures.

Stainless steel appliance package.

Recessed lighting and decorative pendant lighting at peninsula island.

Peninsula seating provides casual dining and serving space.

Ample cabinet and counter space for meal preparation and storage.

Spacious dining room open to both kitchen and living rooms.

Custom built-in bookshelf wall provides extensive display and storage space.

Convenient entertaining flow from the kitchen and living spaces.

Ideal for everyday dining or larger gatherings alike.

LIVING AND ENTERTAINING

Welcoming entry accessed through a private gated courtyard.

Convenient access to the main living areas and staircase.

Glass French doors allow natural light into the entryway and living rooms.

Impressive two-story living room anchored by a floor-to-ceiling painted brick fireplace.

Wood beams enhance the high ceilings surrounded by recessed lighting.

Soaring ceiling height enhances the sense of openness.

Flexible layout accommodates multiple seating arrangements.

Abundant natural light throughout the day.

Open to dining area and kitchen for easy everyday living and great entertaining atmosphere.

PRIMARY SUITE

Expansive primary situated in a private wing of the second floor offering a relaxing retreat.

Multiple windows provide natural lighting while maintaining privacy.

Extensive closet storage including multiple walk-ins and additional linen storage.

Dual en-suite bathrooms provide a true his and hers feature.

Primary bathroom one offers dedicated vanity area with storage and walk-in shower with tile surround.

Second bathroom offers soaking tub and shower combination with luxurious tile surround, wood grained vanity, ample storage.

Flexible dressing, storage, and organization spaces.

ADDITIONAL BEDROOMS AND BATHS

Well designed upstairs layout provides separation between bedrooms.

Wood plank inspired flooring.

Two secondary bedrooms with ample closet space and natural lighting.

Shared bathroom with oversized vanity space featuring seated makeup area.

Built-in medicine cabinet.

Skylight offers additional lighting.

Tub/Shower combo with updated subway tile surround.

GARAGE

Attached two-car garage with direct access into the residence.

Built-in storage shelving.

Great sized utility room with updated tile flooring, cabinetry and hanging storage, and can accommodate additional refrigerator if needed.

Large cedar lined storage closet located within.

AGES

Front Roof: Installed March 2025. Transferable warranty

Entire Upper Roof Renewed with TPO Company, Precision Roof Crafters, INC.-
Installed December 2018.

HVAC: Trane 14 SEER package unit, Mission Air Conditioning and Plumbing, -
December 2018

APPLIANCES

Well-appointed stainless steel appliance package

NEARBY SCHOOLS

Zones into Mark Twain Elementary

Zones into Bellaire High School

St. Vincent de Paul School

St. Mark's Episcopal

St Agnes

Stake Jesuit

LOCATION

Nestled in between West University, Rice Village, and the Medical Center.

NON-REALTY

Washer and dryer remain as is

EXCLUSIONS

None

FLOOD INSURANCE PREMIUM

Buyer to Purchase new policy

ELEVATION INFORMATION

Lowest Adjacent Grade: 50.1 feet

Lowest Floor Elevation: 51.0 feet

Base Flood Elevation: 48.0 feet

Elevation Difference: 3 feet

Elevation Certificate Date: 2003-03-11

Building Flood Proofed: No

UTILITIES

Gas Usage - \$44.02 monthly average (last 24 months)

Electricity Usage - \$272.59 monthly average (last 12 months)

HOA

Dues: \$225 per month (paid semi-annually at \$1,350).

Includes: Maintenance to commonly owned parts including pool, common lawn/courtyard, trees, front part of the complex, 2 driveways leading to garages, trash collection, and Cable TV.

Restrictions: Pet policy (listing agent can share pet addendum)

*** Note the elevator works but was never used by the sellers except to transport luggage up and down. They did not service it. The wider community are looking to collectively replace their elevators and have gotten a group discount so the cost of a new elevator will be \$35k instead of \$40k if the new owner wants to participate in this.

Information provided per seller.

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