



Cottage Grove

5526 Darling Street, Unit C

3 BD 3.1 BA 2201 SF



Incredible free-standing home with modern finishes in highly desirable Cottage Grove with NO HOA! Soaring high ceilings and tons of natural light! Hardwoods throughout, NO CARPET! Open floor plan on 2nd floor with living, dining and kitchen, ideal for entertaining. Kitchen equipped with Whirlpool stainless steel appliances including gas range, built in microwave, dishwasher and fridge. Breakfast bar offers extra seating. Living room with bar area and wine fridge. Large dining room with room for large table and buffet. Spacious primary on 3rd floor with spa-like primary bath with soaking tub and walk-in shower and 2 walk-in closets. Generous guest suite also on 3rd floor with private en-suite bath. Utility on 3rd floor with primary & guest bed. Additional guest bed on 1st floor with en-suite bath and door to turfed backspace. Attached 2 car garage with epoxy floors! Close proximity to Cottage Park, Hike & Bike, Bayou & Memorial Parks. Easy access to I-10, 6-10, 45. This perfect turn key, lock and leave home has it all!



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# 5526 Darling St #C

COMPASS

Features & Amenities



## House Overview

<b>Bedrooms</b>	3
<b>Baths</b>	3 Full + 1 Half Bath
<b>Square Feet</b>	2,201 per HCAD
<b>Lot Size</b>	1,630 per HCAD
<b>Year Built</b>	2015 per HCAD
<b>Garage</b>	2 Car Attached
<b>Neighborhood</b>	Cottage Grove

## OVERALL

- Fabulous free standing home in desirable Cottage Grove
- Added new engineered hardwoods in all bedrooms/closets, 2023
- NO CARPET!!
- New water heater, 2023
- New dishwasher
- Epoxy garage floors
- No HOA!
- Nest thermostats
- Recessed lighting throughout
- Fabulous central location for access to downtown, Texas Medical Center, Galleria, and energy corridor
- Easy access to I-10, 6-10, 290 and 45
- Close to popular dining shopping, and hike & bike trails!
- Close to Cottage Grove Park, Bayou Park, Memorial Park

## FRONT EXTERIOR

- Attached 2 car garage
- Contemporary exterior
- Ring security doorbell
- Added wooden trim under overhand of garage

## ENTRY

- Wood door with glass inlay
- Keyless entry
- Tile flooring
- Wood stairs
- Space for entry table
- Recessed lighting
- Door to access attached garage

## DINING ROOM

- Perfectly situated between the kitchen and living room; great for entertaining!
- Hardwood floors
- Recessed can lighting
- Crown molding

## KITCHEN

- Kitchen overlooks main living areas
- Granite countertops
- Green subway tile backsplash
- Under cabinet lighting
- Dark wood cabinetry
- Ample storage
- Breakfast bar
- Stainless steel appliances
  - Whirlpool Gas range with oven
  - Built in Whirlpool stainless steel microwave with venting
  - Dishwasher
  - Whirlpool French door fridge/freezer with water dispenser

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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- Subway tile backsplash
- Window above sink with blinds
- Double basin stainless steel sink

### FAMILY ROOM

- Built-in ceiling speakers system
- Soaring 12 foot ceilings
- Recessed lighting
- Open to kitchen & dining
- Dark hardwood floors
- Crown molding
- Large windows with blinds and drapes
- Coat closet at top of stairs
- BAR AREA
  - Built in bar area located just off the living room
  - Upper and lower cabinetry
  - Beverage fridge + wine fridge
  - Perfect for entertaining

### POWDER ROOM

- A few steps off of the living room for ample privacy
- Pedestal sink
- Mirror with vanity lights
- Headknocker cabinet for storage

### PRIMARY SUITE

- Located on the 3rd floor with secondary bedroom #1 and utility room
- Spacious room with space for a sitting area
- 1 of 2 walk-in closets located in bedroom
- High ceilings
- Recessed lighting
- Large windows with blinds and drapes
- Ceiling fan
- Accent wall

### PRIMARY BATHROOM

- Double doors open from primary bedroom
- Soaking tub with tile surround
- Separate glass enclosed shower
- Shower with built-in bench
- Dual sink vanity
- Granite countertops and ample storage
- Large vanity mirror

- Vanity lights
- Separate water closet
- Large walk-in closet (2nd closet in bedroom)

### SECONDARY BEDROOM #1

- Located on the 3rd floor with primary bedroom and utility room
- Hardwood flooring
- Large window for added natural light
- Drapes and blinds
- Ceiling fan/light
- ENSUITE BATHROOM
  - Vanity with storage
  - Tub/shower combination
  - Tile flooring
  - Mirror with vanity light
  - Walk in closet

### SECONDARY BEDROOM #2

- Located on the 1st floor
- Flexible space that could function as a home office, gym or guest room
- Hardwood floors
- Large window for natural light with blinds
- Door to access turfed back area- perfect to let out pets
- Engineered hardwood floors
- Ceiling fan
- Electrical for tv
- ENSUITE BATHROOM
  - Vanity with storage
  - Stone countertop
  - Mirror with vanity light
  - Tub/shower combination
  - Tile flooring
  - Walk in closet

### UTILITY ROOM

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

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