4417 Eli Street

Features & Amenities

COMPASS



House Overview

Bedrooms	3 bedrooms
Baths	3 full baths, 1 half bath
Square Feet	2,701, per Appraisal
Lot Size	2012, per HCAD
Year Built	2014, per HCAD
Garage	2 Car Attached
Neighborhood	Rice Military/ Washington Corridor

OVERALL

- **Available fully furnished for a turnkey acquisition! All furniture/home decor/accessories & electronics (dependent upon price!)**
- Single family home with private double-wide driveway
- Located in the heart of desirable Rice Military
- Walking distance to TONS of restaurants & nightlife in Rice MIlitary
- Minutes from hike & bike trails & walking/jogging trails at Memorial Park & Buffalo Bayou Park
- Located directly across the street from West End Park w/playground
- Recent stucco repair, October ‘26 with 24-month transferable warranty!
- 11’ ceiling height
- 16 SEER system w/ 4 zone dampening system
- Water heater, 2014
- Roof, 2014
- HVAC, 2014
- Engineered wood flooring throughout main living areas
- Impressive brick & stucco exterior elevation
- Security pre-wire – 2 keypad locations, contacts on all operable windows, siren & motion detector in family room
- 4 cable drops – RG6 – quad shield coaxial cable
- 4 phone / data lines – category 5e
- Engineered wood floors in entry, entire 2nd floor & 3rd floor hallway

FRONT EXTERIOR

- Double wide driveway; hard-to-find in Rice Military!
- 2 car garage
- Side entrance walkway w/ rod iron gate to entry door
- Covered front porch w/ stone surround, recessed lighting, entry door w/ privacy glass & long side window

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 outdoor sconces to light side yard walking path

BACK EXTERIOR

- Spacious backyard, a rare find for this area!
- Crushed gravel yard: a blank slate for one to come and finish as they wish with grass or a patio/deck or a pool (buyer to verify!)
- Plenty of backyard space for pets/kids to play and for outdoor enjoyment
- Covered back porch w/ recessed lighting & outdoor electrical outlets
- Gutters

ENTRY

- Wooden side entry door w/ privacy glass
- Door access to 2 car garage
- Utility closet
- Engineered wood flooring

LIVING ROOM

- Located at 2nd floor landing; open floorplan with dining & kitchen; ideal for entertaining and every day living
- Large framed glass exterior door leads to 2nd floor balcony
- 3 large windows to front exterior w/ window coverings for natural lighting
- Pre-wired for ceiling speakers
- Ceiling fan
- Engineered wood flooring
- Recessed lighting
- Enclave area dedicated for storage/ decor shelving
- BALCONY
    - Spacious covered balcony area w/ recessed lighting
    - Tile flooring

DINING ROOM

- Located on 2nd floor between kitchen & living room
- Large dedicated dining area equipped for large furnishings
- Decorative pendant light fixture
- Engineered wood flooring
- Recessed lighting
- 3 large windows to side exterior for natural lighting

KITCHEN

- Located on 2nd floor
- Seamless open floor plan with living & dining areas
- Large center island w/ Fridgeraid beverage fridge, barstool seating, storage, & electrical outlets below
- 3 pendant light fixtures
- Granite countertops throughout
- Stained maple cabinetry
- Ample cabinet storage
- Bosch stainless steel refrigerator
- Bosch stainless steel 5-burner gas cooktop w/ Bosch stainless steel venthood
- Bosch stainless steel oven
- Built-in Bosch stainless steel microwave
- Bosch stainless steel dishwasher
- Engineered wood flooring
- 3 large windows over sink area w/ window coverings
- Wide window over kitchen cabinetry for additional natural light
- Walk-in pantry w/ built-in shelving

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- Recessed lighting
- Hidden electrical outlets below cabinetry

POWDER BATHROOM

- Located on 2nd floor, convenient for main living areas
- Granite vanity area w/ sink, storage below, vanity mirror & light above
- Dry bar for hand tile
- Tile flooring

PRIMARY SUITE

- Located on 3rd floor towards front of the home
- Oversized room equipped for large furnishings
- Trayed ceiling w/ 11’ ceiling height
- Ceiling fan
- Recessed lighting
- Carpet
- 2 oversized windows w/ shades
- Additional long window for additional natural light

PRIMARY BATHROOM

- Located behind french doors
- Granite countertops
- Dual sinks & storage below
- Large vanity mirror & 2 vanity lights
- Walk-in shower w/ frameless glass enclosement, removable shower head, soap shelf, tile surround, & small privacy window
- Large soaking tub w/ tile surround
- Privacy window above soaking tub
- Walk-in closet w/ built-in hanging & carpet
- Additional linen closet
- Tile flooring
- Private watercloset
- Dry bar for hand & shower towels

SECONDARY BEDROOM #1

- Located on 3rd floor
- 10’ ceiling height
- 2 large windows w/ blinds
- Ceiling fan
- Recessed lighting
- Carpet
- Walk-in closet

EN SUITE BATHROOM #1

- Bathroom for secondary bedroom #1
- Vanity w/ sink, storage below, vanity mirror & lighting
- Shower/tub combo w/ soap shelf & privacy window
- Dry bar for hand & shower towels
- Tile flooring

SECONDARY BEDROOM #2

- Located on the 1st floor off entry
- Glass double entry doors w/ shades
- French doors leads to backyard access
- Large window to side exterior w/ shade
- Carpet
- Ceiling fan
- Recessed lighting

EN SUITE BATHROOM #2

- Located on the 1st floor for Secondary Bedroom #2
- Large vanity w/ sink, large counterspace, & storage below

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- Vanity mirror & light
- Walk-in shower w/ glass enclosement, privacy wall, & soap shelf
- Tile flooring
- Dry bar for hand & towel showers
- Large Walk-in closet w/ built-in hanging & carpet

4th FLOOR FLEX AREA/ ROOFTOP TERRACE

- Ideal flex room; perfect for home office/ play space/ game room/ gym
- Pre-wired for speakers
- Large window overlooking terrace
- 9’ ceiling height
- Tile flooring
- Door access to floored attic space
- Exterior door w/ shade leads to terrace
- ROOFTOP TERRACE
    - Rooftop terrace with Downtown views
    - Space for outdoor furnishings & drill
    - Outdoor sconce
    - Gas connection
    - Water spout
    - Outdoor electrical outlet
    - Molander water proofing system (10 year warranty)

UTILITY

- Located in 3rd floor hallway conveniently between primary & secondary bedroom #1
- Washer connections
- Electric & gas dryer connections
- Tile flooring

NEGOTIONABLE

- All furnishings, decor, sheets & towels, kitchen items, and TVs available
- Washer and dryer
- Kitchen refrigerator

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