

4612 Evergreen Street
City of Bellaire – Inside the Loop

3 Bedrooms + Office/Flex Room + 2 Full Baths + 1 Car Attached Garage
Zoned to Horn Elementary, Pershing Middle, & Bellaire High School
Newly Installed Roof, Fresh Interior Paint, Hardwood Floors, Granite
Countertops, & Stainless Steel Appliances
1,638 House Square Footage/HCAD – 8,450 Lot Square Footage/HCAD

Living Area: 19'3" x 13'9"

- Oak Hardwood Floors
- Fresh Designer Paint
- Dual Floor to Ceiling Windows view the Landscaped Front Yard
- Triple Floor to Ceiling Windows on the West Wall of the Living Area
- Faux Wood Blinds
- Fabric Tab Drapes
- Crown Molding
- Built in Shelves
- Coat Closet

Dining Area: 11'3" x 10'11"

- Oak Hardwood Floors
- Architecturally Inspired Opening from the Dining Area to the Family Room
- Fresh Designer Paint
- Crown Molding
- Semi-Flush Opaque Glass Light Fixture
- Dining Room is Adjacent to the Kitchen

Kitchen: 14'1" x 10'10"

- Granite Countertops
- Natural Stone Backsplash with Glass & Metallic Mosaic Tile Inset
- Natural Wood Cabinets & Drawers
- Corner Lazy Susan Cabinet
- 5 Burner Gas Cooktop
- Kenmore Stainless Steel Oven
- Whirlpool Stainless Steel Dishwasher
- LG Stainless Steel Built in Microwave
- LG Stainless Steel French Door Refrigerator – Remains*
- Two Tiered Double Door Pantry
- Stainless Steel Undermount Single Basin Sink
- Polished Nickel Gooseneck Faucet with Pull Out Spray
- Granite Topped Coffee Bar with Cabinets & Drawers Below – The Coffee Bar opens from the Kitchen to the Family Room

Kitchen Continued:

- Double Glass Patio Doors, with Integrated Blinds, open to the Outdoor Living Area and the Spacious Grassy Yard – Fully Fenced
- Under Cabinet Lighting
- Porcelain Tile Floors
- Halogen Lighting
- Fresh Designer Paint

Family Room: 14'11" x 10'5"

- Architecturally Inspired Opening from the Family Room to the Dining Area
- Double French Doors, flanked by Stationary French Doors, open from the Family Room to the Office/Flex Room
- Ceiling Fan with Wood Blades & Light with Opaque Glass Shade
- Porcelain Tile Floors
- Fresh Designer Paint

Office/Flex Room: 17'6" x 11'3"

- Tile Floors
- 5 Windows look to the Spacious Grassy Yard – Fully Fenced
- Additional Window on the West Wall of the Office/Flex Room
- Double French Doors, Flanked by Stationary French Doors, open from the Office/Flex Room to the Family Room
- Sliding Glass Door opens to the Backyard Patio & Fully Fenced Yard

Office/Flex Room Continued:

- Fresh Designer Paint
- Faux Wood Blinds
- Wall AC/Heat Unit

Hall/Guest Bath on the West Side of the Home: 7'10" x 6'6"

- Granite Topped Furniture Style Vanity with Wood Stained Cabinets & Drawers
- Undermount White Porcelain Sink
- Polished Chrome Faucet & Lever Handles
- Dual Polished Chrome Wall Sconces
- Full Tub/Shower with White Tile Surround
- LED Recessed Lighting
- Porcelain Tile Floors
- Completely Replumbed, per Seller
- Located Adjacent to the Family Room

Primary Bedroom: 12'4" x 12'3"

- Oak Hardwood Floors
- Window views the Landscaped Front Yard
- Additional Window views the East Side Yard – Corner Window
- Faux Wood Blinds
- Fabric Window Coverings
- 2 Closets with Built in Shelf & Hanging Rod
- Fresh Designer Paint

Second Bedroom: 12'2" x 10'11"

- Oak Hardwood Floors
- Windows look to the Landscaped Front Yard
- Ceiling Fan with Light
- Fresh Designer Paint
- Clothes Closet

Third Bedroom: 12'3" x 10'2"

- Oak Hardwood Floors
- Window views the Outdoor Living Area & the Spacious Grassy Yard – Fully Fenced
- Additional Window views the East Side Yard
- Ceiling Fan
- Clothes Closet
- Fresh Designer Paint

Hall/Guest Bath in the Bedroom

Wing: 9'10" x 5'6"

- Furniture Style Vanity with Solid Surface Counter, Raised Vessel Sink, Oil Rubbed Bronze Faucet, & Wood Stained Drawers
- Dual Brushed Nickel Wall Sconces
- Decorative Frame Mirror
- Full Tub/Shower Surrounded by Tile with Glass/Stone Mosaic Tile Inset; Built in Shampoo Shelf
- Built in Linen Cabinet with Hamper Below
- Tile Floors

1 Car Attached Garage: 16'3" x 15'8"

- Finished Sheetrocked Walls
- Built in Work Bench
- Washer & Dryer Connections
- Fluorescent Lighting
- Metal Garage Door
- Automatic Garage Door Opener

Exterior:

- Newly Installed Roof – September 2026 – Radiant Barrier
- Sprinkler System

Front Yard & Front Porch:

- Circular Driveway
- Covered Front Porch – 10'6" x 3'6"
- Full View Aluminum Storm Door
- Landscaped Garden Beds with Stone Accent Border

Backyard & Outdoor Living Area:

- Backyard Patio – 23'6" x 14'9"
- Patio Gazebo with Metal Frame & Fabric Canopy
- Fully Fenced Backyard

Mechanical/Electrical

Specifications:

- Gas Furnace – Replaced 2025*
- Air Conditioning - Replaced 2024*
- House Rewired*

School Information:

- Zoned to Horn Elementary School – Rated an Exemplary School in the Top 5% of Texas
- Zoned to Pershing Middle School – Fine Arts Magnet School
- Zoned to Newly Rebuilt Bellaire High School – Magnet School for World Languages – Walking Distance

This information has been prepared for marketing purposes only and should be confirmed by the buyer and the buyer's Representative.

*This information was provided by the Seller.

City of Bellaire Amenities:

- Located within Walking Distance of Evergreen Park & Playground
- Evelyn's Park which is Nestled on 5 Acres of Green Space Located on Bellaire Boulevard and Newcastle Drive
- Bellaire Town Square Family Aquatic Center with Pool, Splash Pad Area, and Tennis Courts
- Bellaire Little League – Recipient of Multiple Past State Championships
- City of Bellaire Police Department and Fire Department

Items to Remain:

- Kitchen Refrigerator
- All Existing Window Coverings, Light Fixtures, & Ceiling Fans

Exclusions:

- Washer & Dryer