



COMPASS



Tanglewood Area

153 Sage Road

3 BD 3.1 BA 3180 SF



Light-filled, renovated brick townhome tucked on private cul-de-sac in desirable Tanglewood area with 1st floor living & RARE 1st-floor primary. Living room with dramatic double height ceilings, fireplace with full height brick chimney, custom built-ins. Flex room perfect for study, playroom, mahjong room or additional living room. At heart of home-enclosed atrium with skylight, spiral 2nd staircase & a fabulous spot for morning coffee/evening wine. Renovated kitchen with double ovens, ample storage, breakfast bar & breakfast area with banquette & coffee bar. 1st-floor primary retreat with 2 custom walk-in closets & oversized bath with separate vanities, jetted tub & double-entry shower. Upstairs 2 guest beds with 2 baths, game room. Incredible rooftop deck with treetop & sunset views, space for dining al fresco & water line for container gardening. New windows ('17), hardwoods, new interior & exterior paint ('26), 2 new skylights, 2025 A/C & new electrical box ('26). Attached 2-car garage with alley access & ample guest parking. Ideally located near Memorial Park, Galleria. Seller's curated antique & mid-century furniture & artwork may also be purchased separately.



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Features & Amenities



House Overview

Bedrooms	3
Baths	3 Full +1 Half Bath
Square Feet	3,180 per HCAD
Lot Size	2,432 per HCAD
Year Built	1979 per HCAD
Garage	2 Car Attached
Neighborhood	Tanglewood Area

OVERALL

- Private cul-de-sac desirable Tanglewood area
- Rare Primary Down!
- Gameroom Up
- No carpet!
- Furniture/art can be sold separately should the buyer wish to purchase-seller sourced antique mid century pieces for the home.
- New interior AND exterior paint, 2026
- New exterior uplighting (Sept 2026)
- New epoxy floors in garage (Sept 2026)
- 2 A/C with one being replaced in 2025
- 2 new skylights, 2025
- Water heater, 2013
- Hardwoods downstairs and new luxury vinyl plank flooring upstairs, 2026
- New certified electrical box, 2026
- Remodeled kitchen, 2017 and 2026
- Anderson Low-E windows, 2017
- New Anderson Low-E sliding glass doors in game room, 2026

- Custom primary closets, 2017
- Guest Parking
- HOA: \$2,025 a year covers patrol, common grounds and trash
- Close to Memorial Park, the Galleria, Uptown Park and top-rated schools.
- Easy access to Memorial, 610, I-10

EXTERIOR/OUTDOOR AREA

- Recently repainted, 2026
- 2 lanterns
- New exterior lighting, 2026
- Ring security doorbell
- New tile on pedestrian walkway
- Fresh landscaping
- Balcony with iron railing
- Attached 2 car garage with alley access
- Rooftop patio
 - Sliding Anderson doors with built in screen opens to fabulous outdoor roof patio
 - Large space for dining al-fresco and watching sunsets over the treetops
 - Storage closet with water line

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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ENTRY/GALLERY HALL

- Tall ceilings
- Hardwood floors that continue throughout the first floor
- Stairway with brick wall, tall windows, entry chandelier and decorative flush mount
- Gallery hall to display artwork
- Large walk in closet with "texas basement" storage under the stairs

LIVING ROOM

- Double height dramatic ceilings
- Brick chimney that goes the height of the wall, newly painted 2026
- Brick walls painted in accent green
- Custom built in display shelves with dimmable lighting underneath
- Built in cabinet on either side of fireplace for storage
- Wood burning fireplace with brick surround and wood mantle above
- Open floor plan with dining room and open to game room above
- New sconces on wall, 2026
- New skylight, 2025

FORMAL DINING ROOM

- Next to kitchen for easy service and open to living room
- Views into the enclosed atrium
- New light fixture
- Ample space for large dining table and buffet

FLEX

- Off of entry and next to atrium
- Could flex as a mahjong room, study, playroom, or formal living
- Ceiling fan/light fixture

ATRIUM

- Enclosed in atrium with fabulous skylight
- New skylight, 2025
- 2 pendant lights
- Could make a perfect place for a morning coffee or evening wine
- Currently used as a sitting room/greenery space
- Could also be a fabulous wine room or art display
- Charming fountain located in the atrium
- Spiral staircase leads to upstairs game room

KITCHEN

- Renovated kitchen, 2017 and 2026
- Open to breakfast area
- New quartz countertops, 2026
- New subway tile backsplash, 2026
- Under cabinet lighting
- Recessed dimmable lighting
- Single basin crushed granite oversized sink with cutting board and drying ledge, 2026
- Wet bar area with new sink (2026) closer to dining room for easy service
- Freshly painted cabinets with new hardware, 2026
- Pocket door to close off kitchen from formal dining/living
- Appliances:
 - Double GE stainless ovens
 - Electric KitchenAid cooktop
 - Bosch stainless steel dishwasher
 - Panasonic microwave behind appliance garage cabinet

Features & Amenities

- Samsung french door fridge/freezer
- Breakfast bar
- Slow close cabinets
- Ample storage
- Large pull out trash can
- Pantry closet with deep storage
- Skylight

BREAKFAST AREA

- Open from kitchen
- Built in L shaped banquette seating with storage
- Built in cabinetry with great serving and/or coffee bar, 2026
 - Coffee bar has glass display cabinets above
 - Under cabinet lighting
 - Glass front upper cabinets and lower storage cabinets
- Window with new custom shade, 2026
- New light fixture, 2026

POWDER ROOM

- New vanity, 2026
- New decorative mirror, 2026
- New vanity light, 2026
- Washer/dryer hookups behind bifold doors

PRIMARY SUITE

- Rare first floor primary
- Brick accent wall
- Spacious room with room for large furniture pieces and sitting area
- Hardwood floors
- Windows with drapes
- Double sided entrance to bathroom
- New ceiling fan/light fixture, 2026
- Floor outlets next to bed

PRIMARY BATHROOM

- Fabulous footprint for a primary bath with separate sides for vanity and closets
- Large vanities with storage, granite countertops and limestone vessel sinks
- New mirrors with illuminated lighting, 2026
- New vanity light fixtures, 2026
- Oversized jetted tub
- New recessed lighting with a night-light feature as well, 2026
- Double sided entrance to walk in shower
- Two toilet areas
- Separate his & her walk in closets with custom built in cabinetry including a built in dresser

SECONDARY BEDROOM #1

- Located upstairs
- New luxury vinyl plank flooring, 2026
- New ceiling fan/light fixture, 2026
- French doors to access private balcony with drapes
- Private balcony

- Wide balcony with room for outdoor furniture
- Outdoor lighting

ENSUITE BATHROOM

- Tub/shower combination
- Large vanity with storage, granite countertops and limestone vessel sink
- New vanity lights, 2026
- Decorative mirror
- Skylight
- Tub/shower combination with tile surround



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- Linen closet
- Walk in closet

SECONDARY BEDROOM #2

- Located upstairs
 - New luxury vinyl plank flooring, 2026
 - Can access from main stairs or also from game room stairs
 - Exposed brick wall
 - New Ceiling fan/light fixture, 2026
 - Floor outlets
 - Windows overlooking enclosed atrium with drapes
 - Bathroom just outside door
 - Huge walk in closet plus second wall closet with bifold doors
 - Two sets of Double doors to access both main stairway and game room/atrium stairway
- Sliding Anderson glass doors with built in screen open to the incredible rooftop deck
 - Access to the spiral staircase to access downstairs

GUEST BATHROOM

- Accessible for secondary bedroom #2 and game room
- Vanity with storage and granite countertops
- Glass vessel sink
- Decorative mirror
- New light fixtures flank either side of mirror, 2026
- Walk in shower with tile surround
- Linen closet

GAME ROOM

- Located upstairs with secondary bedrooms
- New luxury vinyl plank flooring, 2026
- Overlooks the double height living room
- Floor outlets
- Ceiling fan/light fixture

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