

# 4705 Gibson Street

COMPASS

## Features & Amenities

### House Overview



|                     |                              |
|---------------------|------------------------------|
| <b>Bedrooms</b>     | 3                            |
| <b>Baths</b>        | 3 Full +1 Half Bath          |
| <b>Square Feet</b>  | 3,437 per Appraisal          |
| <b>Lot Size</b>     | 2,500 per Appraisal District |
| <b>Year Built</b>   | 2025 per Builder             |
| <b>Garage</b>       | 2 Car Attached               |
| <b>Neighborhood</b> | Rice Military                |

### OVERALL

- Newer luxury construction in Rice Military!
- Spacious pool-sized yard (buyer to verify) w/ green space
- Tankless water heater
- Quartz countertops throughout
- Elevator shaft on all 4 floors!  
Provides large closet on each floor with no elevator installed
- Sierra Pacific double paned windows throughout
- Visual Comfort light fixtures throughout
- Visual Comfort ceiling fans in all bedrooms and living room
- Security system installed with Smart Home wiring, window and door contacts, motion detectors, 2 sirens
- 3 exterior cameras installed (front door, garage and front entrance)
- Cat5, RJ6 and pre-wire for speakers
- 2 two ton zoned ACs
- Ecobee digital thermostat with WIFI capability on each floor for 3 zones of climate control
- Kohler toilets throughout
- European tile
- White oak European engineered 7.5" wide size plank flooring on 2nd & 3rd floors; with lifetime warranty
- Solid wood doors throughout
- Custom-built cabinets with custom made doors
- Abundant storage throughout
- NO CARPET!
- Rooftop terrace with stunning unobstructed views of Downtown and the Galleria, complete with plumbing for a future outdoor kitchen and TV wiring
- Outlets located in the baseboards throughout
- 10' ceiling height throughout first floor
- 12' ceiling height throughout the second floor
- EV outlet in garage
- Enough space in electrical panel to add generator
- Delta or Kohler plumbing fixtures throughout

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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## Features & Amenities

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- Minutes from Downtown and Galleria
- Easy access to 610, 290, I45, I10
- Walking distance to TONS of restaurants & nightlife in Rice Military
- Minutes from Memorial Park, Buffalo Bayou, Buffalo Bayou Park

### EXTERIOR

- Front Yard
  - Fully fenced with ample room for kids and pets to play
  - Room to add pool, buyer to verify
  - Large grass space
  - Colored concrete walkway to front door
  - Cedar wood fence
  - Custom iron front exterior door
  - Commercial grade French drains
  - Gutters tied into catch basins
  - Combo key pad for garage entrance and front door
  - Security cameras at backdoor, front door and front iron exterior door
- Back Exterior
  - 2 car garage with epoxy flooring and EV outlet charger
  - Alley access with room for bigger vehicles to access and added gravel
- Rooftop Deck
  - Stunning views of Downtown and the Galleria area
  - Complete with plumbing and gas line for a future outdoor kitchen

- TV wiring
- Built-in bench seat
- Expansive size; offers plenty of room for outdoor furniture and entertaining
- 2nd Floor Balcony
  - Ply Gym 3-panel sliding doors that open all the way from living room for indoor/outdoor living
  - Space for outdoor furniture or grill
  - Gas line with vent
  - Ceiling fan
  - Beadboard ceiling

### ENTRY

- Custom steel front door flanked by Visual Comfort exterior lights
- Security doorbell
- 24x48 porcelain tile throughout the first floor
- Understair storage with additional storage
- Beautiful hardwood stairs with iron balusters and white oak treads

### FLEX/LIVING ROOM

- Rare first floor living room!
- Could easily function as a game room, home office, or formal living
- Expansive (approx. 8x12) front commercial grade window overlooking the yard
- 24x48 porcelain tile floor
- Electrical outlet on wall for TV
- Visual Comfort fan

### KITCHEN

- Chef's kitchen

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- Located on the 2nd floor with the entertaining/main living spaces
- JennAir stainless steel appliance package
  - Large counter depth french door fridge/freezer
  - 36" gas professional style range
  - Under counter microwave drawer
  - Dishwasher
- Quartz countertops
- Quartz backsplash & surround; goes up the entire wall behind the custom vent hood
- Expansive island with quartz countertop with breakfast bar seating and storage
- 3 Visual Comfort pendant lights
- Large double door pantry with appliance shelf with pull out drawers
- Pull out spice rack
- Pull out cookie tray divider
- Undercabinet lighting
- 2 large windows
- Recessed can lighting

### DINING ROOM

- Alcove in dining room with window
- Electrical outlet to add future light fixture
- Open floor plan with kitchen and living room

### LIVING ROOM

- Open floor plan with dining room and kitchen
- Highlight of the room are the Ply Gym 3-panel sliding doors that open all the way to a large balcony
- White oak European engineered 7.5" wide size plank flooring

- Custom white oak cabinets with Top knob hardware, European hinges and soft close feature
- White oak display/book shelves
- Built-in white oak bench
- Floor to ceiling travertine fireplace surround with tv niche
- Electric fireplace with ability to change colors
- Pre-wired for speakers
- Visual Comfort fan
- Large walk-in storage closet

### POWDER ROOM

- Art deco style tile floor
- Overmount vessel sink with wall faucet
- Framed mirror
- Custom-built vanity
- 2 Visual Comfort sconces

### PRIMARY SUITE

- Located on the 3rd floor with secondary bedroom #1
- White oak European engineered 7.5" wide size plank flooring
- Built-in WiFi extender
- Large 11x8 casement windows (can be opened)
- Window with Downtown views
- Visual Comfort Ceiling Fan
- Built in storage area that could make a perfect coffee bar

### PRIMARY BATHROOM

- Spa-like primary bath with soaring ceiling and large window bringing in ample natural light
- Double custom-built vanities each with Kohler undermount sinks
- Visual Comfort sconces frame the mirrors

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## Features & Amenities

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- 12x24 porcelain tile floor
- 8 inch black splash
- 5 foot free standing soaking tub
- Large walk-in shower
  - 12x24 tile surround
  - Hexagon floor tile
  - Bench
  - Shampoo niches
- Linen storage
- Walk-in closet with his and her dresser and hidden storage closet

### SECONDARY BEDROOM #1

- Located on the 3rd floor with primary bedroom
- Upgraded oversized windows
- Views of the Galleria and Downtown
- Visual Comfort ceiling fan
- Electrical outlet on wall for future TV
- ENSUITE BATHROOM
  - 24x48 porcelain tile floor
  - Custom-built vanity with pull out shelves, quart countertop, Top Knob hardware, 8 inch backsplash
  - Walk-in closet with dresser
  - Visual Comfort sconces
  - Tub/shower combo with decorative tile wall
  - Kohler toilet

### SECONDARY BEDROOM #2

- Located on the 1st floor
- Visual Comfort ceiling fan
- Large window
- Recessed can lighting
- Electrical outlet on wall for future TV
- Large walk-in in closet with built-in dresser
- EN-SUITE BATHROOM
  - Custom-built vanity with storage, Top Knob hardware

- and quartz countertop with 8 inch backsplash
- Framed metal mirror
- Walk-in shower with herringbone pattern tile and soap niche, water repellent sliding glass door
- Kohler toilet
- 24x48 tile floor

### UTILITY ROOM

- Located on the 3rd floor with the primary bedroom and secondary bedroom
- Washer/dryer connections
- Decorative tile floor

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