
4638 Merwin

Features

Interior Highlights

- **First-Floor Primary Suite:**
 - Elegant ensuite with dual vanities, soaking tub, walk-in shower
 - Custom-designed walk-in closet with ample built-in storage
- **Kitchen**
 - Premium Thermador appliances including double ovens & gas cooktop
 - Custom shop-built inset cabinetry featuring interlocking dovetail drawer construction, self-closing undermount hardware & furniture-grade catalyzed lacquer finish
 - Quartz countertops with premium mitered-edge detailing
 - Built-in bar with beverage refrigerator & integrated wine storage
 - Large walk-in pantry
- **Living & Entertaining:**
 - Open-concept layout connecting kitchen, dining, and living areas
 - Expansive windows for natural light
 - Living room with cozy fireplace overlooking the backyard
 - Dedicated home office
- **Second Floor:**
 - 3 large bedrooms, each with private ensuite bathrooms
 - Spacious game room & versatile bonus room (perfect for a second office, gym, theater, or 5th bedroom)
- **Luxury Finishes/Construction:**
 - 2x6 wood frame construction for enhanced structural strength, improved insulation & greater energy efficiency
 - Wide-plank wood flooring throughout (no carpet)
 - Complete high-performance foam insulation envelope providing exceptional energy efficiency, moisture control & year-round comfort
 - 5/8" drywall throughout for improved sound reduction, increased durability & enhanced fire resistance
 - PEX plumbing system offering superior reliability & freeze resistance
 - Wide-plank hardwood flooring throughout living spaces (no carpet)
 - Floor-to-ceiling porcelain tile in showers
 - Hansgrohe plumbing fixtures throughout
 - Toto sinks, toilets & premium bathtubs
 - Designer decorative lighting throughout
 - Architectural-grade roof shingles engineered for superior durability & wind resistance

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Exterior & Outdoor Living

- **Private Backyard:**
 - Covered outdoor pavilion with fully equipped summer kitchen
 - Expansive backyard with room for a future pool
 - Custom steel & glass front doors
 - Designer exterior sconces providing architectural up & down lighting
- **Architectural Details:**
 - Custom steel and glass Durango exterior doors

Prime Location

- Easy access to Hwy 59 & I-610
- Minutes from The Galleria, Highland Village, and River Oaks Country Club
- Close to Memorial Park for outdoor activities
- Surrounded by world-class shopping, dining, and entertainment

Modern Conveniences

- High-efficiency variable-speed HVAC systems
- Energy Star-certified variable-speed equipment with conditioned fresh-air intake
- High-performance Marvin fiberglass windows with Low-E glass for exceptional energy efficiency
- Tankless water heater
- Tesla charger
- Epoxy flooring in both garages
- Whole-home audio/video rewiring
- Rewired for interior & exterior security cameras
- Home security system with programmable keypads
- Perimeter security lighting
- Gutter guards for low-maintenance ownership

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Kyla Linn

REALTOR®
M: 281.905.2760
kyla.linn@compass.com



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