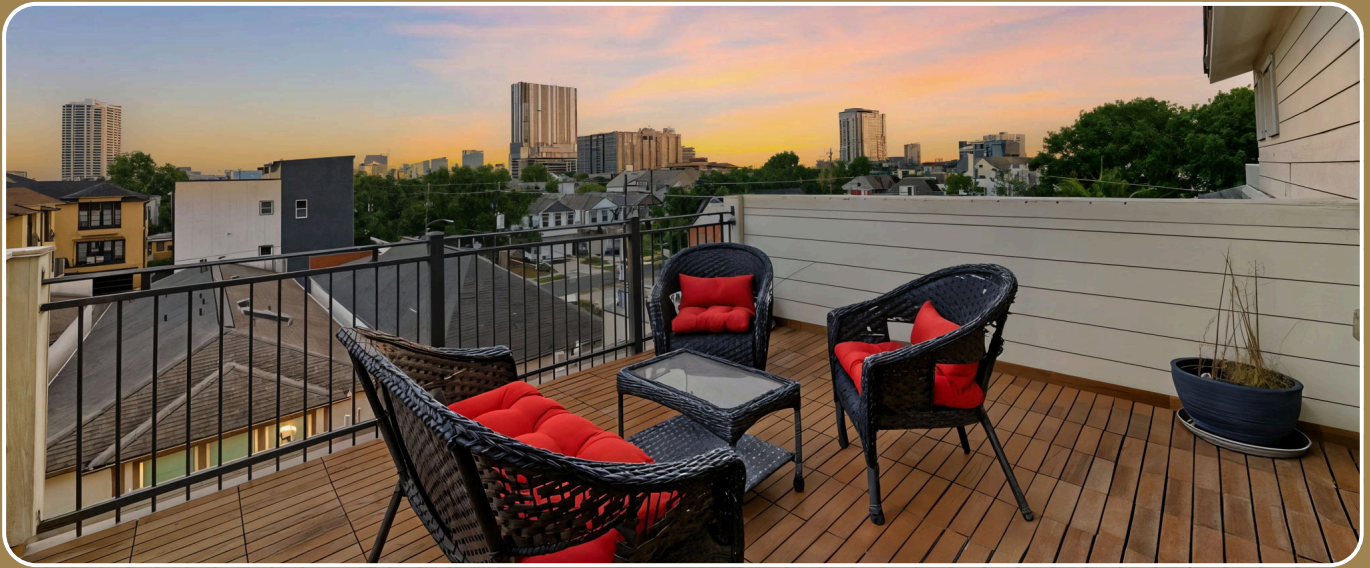




4915 CHENEVERT STREET RICE/MUSEUM DISTRICT



1,901 SQFT LOT



2,806 SQFT



3 BEDROOMS



3 FULL & 1 ½ BATHS

PROPERTY HIGHLIGHTS

- Contemporary 4-story home in a gated community in the Museum District
- Over 2,800 sq ft of well-planned living space with elevator-ready design
- Open main level with abundant natural light and seamless flow for entertaining
- Gourmet kitchen with oversized island, stainless appliances, and generous cabinetry
- Primary suite with high ceilings, dual walk-in closets, and spa-style bath
- Private first-floor guest suite with ensuite bath and patio access
- Top-floor flex room opening to rooftop terrace with skyline views
- Energy-efficient windows, high ceilings, and refined finishes throughout
- Prime location near Downtown, the Medical Center, Rice University, and METRORail

RECENT EXTENSIVE UPDATES

- Exterior stucco professionally refinished and recaulked for long-term durability
- New front soffit system added for improved drainage and façade protection
- Spiral staircase repainted and reinforced for added safety and style
- Roof under 10 years old
- A/C systems and tankless water heater within 5 years of age
- Exterior upgrades completed proactively to preserve move-in-ready condition

INTERIOR FEATURES

- Open-concept living and dining area filled with natural light
- Chef's kitchen with oversized island, gas cooktop, and abundant storage
- Hardwood and tile flooring throughout living spaces
- Primary retreat with high ceilings, dual closets, soaking tub, and glass-enclosed shower
- Secondary bedrooms each with private ensuite bath
- Dedicated laundry area and ample storage throughout
- Top-level bonus/media room ideal for entertainment or workspace

CUSTOM FEATURES

- Pre-constructed elevator shaft offering future accessibility
- Multiple outdoor areas including a rooftop terrace and private ground-level patio
- Boutique gated setting providing privacy and peace of mind
- Crown molding, recessed lighting, and thoughtful architectural detailing
- Low-maintenance lot designed for easy lock-and-leave living

