

## 4375 N. MacGregor - University Oaks

# \$550,000



Updated stately home with five bedrooms and four and one half baths located in a prime location for the Texas Medical Center, University of Houston, Texas Southern University, downtown, and the museum district. The home is situated on an oversized (16,050) s.f. lot. From the front porch you can watch the joggers run along the newly revitalized two mile MacGregor Park jogging trail complimented with foliage and aviary life. The circular drive in addition to the main driveway makes it easy for additional parking.

Unheard of in current construction is three bedrooms (two masters) located downstairs! Both bedrooms are generous and can handle your king size furniture easily.

One bath is completely new with granite and tile and the other master has granite countertops, whirlpool tub, and separate shower. Upstairs are two additional bedrooms, game room and full bath.

Love to cook? You will love the large granite kitchen with adjoining full size breakfast room. Plenty of counter space, storage and glass front cabinets too.

The grand main entrance hall features hardwood floors, crown molding with picture molding, recessed lights – an excellent room for lovely warm welcomes. The formal living and dining rooms are extremely generous and can accommodate your largest family get together. Fireplace, sunroom, fresh paint, and library area are just some of the extra features this wonderful home has.

Attached to the home is a separate cottage perfect for guests and family or would make a great art studio. This home has so many features and offers a very flexible floor plan to meet any family's lifestyle.

University Oaks is a longstanding deed restricted neighborhood which has supported the residential needs of faculty, staff, and citizens who desire easy access to some of Houston's most desired areas of education, recreational and medical needs.

The Seller is motivated and will review all offers.



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## 4375 N. MacGregor

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|--------------------|-----------------------|--------------------|----------------------------|
| <b>CITY:</b>       | Houston               | <b>EXT:</b>        | Brick/Veneer               |
| <b>KEY MAP:</b>    | 534E                  | <b>STYLE:</b>      | Traditional                |
| <b>MLS#:</b>       | 27213302              | <b>ROOF:</b>       | Composition                |
| <b>SQ. FT. :</b>   | 5182* APPDIST         | <b>FNDTN :</b>     | Pier & Beam & Slab         |
| <b>LOT SIZE:</b>   | 16,050*APPDIST        | <b>OVEN:</b>       | Double Oven, Electric Oven |
| <b>BEDROOMS:</b>   | 5                     | <b>RANGE:</b>      | Gas                        |
| <b>FULL BATHS:</b> | 4                     | <b>MICROWAVE:</b>  | Yes                        |
| <b>HALF BATHS:</b> | 1                     | <b>A/C:</b>        | Central Electric, Zoned    |
| <b>GARAGE:</b>     | 2 Attached            | <b>HEAT:</b>       | Central Gas, Zoned         |
| <b>SCHOOLS :</b>   | Lockhart, Ryan, Yates | <b>STORY:</b>      | 2                          |
|                    |                       | <b>YEAR BUILT:</b> | 1954 *APPDIST              |

\*School info is subject to change. Buyers should independently verify.

**LISTING AGENTS:** Roger Martin and Jane Jurgens

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|-----------------|-----------|------------------|-----------|
| <b>LIVING:</b>  | 19' x 15' | <b>MASTER: 1</b> | 17' x 19' |
| <b>DEN:</b>     | 20' x 20' | <b>BEDRM 2:</b>  | 13' x 14' |
| <b>DINING:</b>  | 14' x 21' | <b>MASTER 2:</b> | 16' x 22' |
| <b>KITCHEN:</b> | 13' x 16' | <b>BEDRM 4:</b>  | 10' x 14' |
| <b>BRKFST:</b>  | 11' x 16' | <b>BEDRM 5:</b>  | 10' x 14' |
| <b>STUDY:</b>   | 5' x 16'  | <b>GAME RM:</b>  | 24' x 20' |
|                 |           | <b>SUN RM:</b>   | 19' x 28' |