



\$2,150,000.00

## 2133 BRANARD ST, HOUSTON, TX 77098, USA

<https://test.houston-re.com>



Magnificent New build designed w/the utmost thought & care. Features exquisite custom details, effortless elegance, sophisticated touches, abundant natural light & clean aesthetic & modern lines. Perfectly proportioned floor-plan w/integrated living & entertaining spaces. Foyer opens to private study, Elevator Shaft, wet bar & elegant formal dining w/built-in buffet. Gourmet kit w/center island, Thermador appliances, Custom [...]

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### Rooms & Units Description



**Property title:** 2133 Branard Houston Texas 77098

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Living Area - 2nd Floor,Utility Room in House

**Bed Room Description:** All Bedrooms Up,En-Suite Bath,Primary Bed - 2nd Floor,Walk-In Closet

**Open House Public Upcoming:** Public: Sat Aug 26, 2:00PM-4:00PM

**Photo Count:** 50

**Completed Construction Date:** 2023-07-07

**Room Count:** 14

**Beds Max:** 4

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Tub/Shower Combo

**Open House Public Count:** 1

**Original List Price:** 2150000.00

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## Property Details

**Parcel Number:** 063-075-003-0010

**Style:** French,Traditional

**Builder Name:** Latitude Const.

**Acres Description:** 0 Up To 1/4 Acre

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 458.91

**Dwelling Type:** Free Standing

**New Construction Desc:** Never Lived In

**Floors:** Engineered Wood,Stone,Tile

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## Property Features



**Exterior:** Back Green Space,Back Yard  
Fenced,Covered Patio/Deck,Fully  
Fenced,Patio/Deck,Sprinkler System

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas,Zoned

**Fireplace Description:** Gaslog Fireplace

**Energy:** Attic Vents,Ceiling Fans,Digital Program  
Thermostat,High-Efficiency HVAC,Insulated/Low-E  
windows,Insulation - Batt,Insulation - Blown  
Cellulose,Tankless/On-Demand H2O Heater

**Oven Type:** Double Oven,Electric Oven

**Water Sewer:** Public Sewer,Public Water

**Siding:** Brick,Stucco

**Interior:** Alarm System - Owned,Elevator  
Shaft,Fire/Smoke Alarm,Formal  
Entry/Foyer,High Ceiling,Prewired for  
Alarm System,Refrigerator Included,Wet  
Bar,Wired for Sound

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric,Zoned

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Butler  
Pantry,Island w/o Cooktop,Kitchen open  
to Family Room,Pots/Pans Drawers,Soft  
Closing Cabinets,Soft Closing  
Drawers,Under Cabinet Lighting,Walk-in  
Pantry

**Dishwasher:** 1

**Microwave:** 1

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**Basics**

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Builder

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**Location Details**

**Area:** 16

**School District:** 27 - Houston

**School Elementary:** POE  
ELEMENTARY SCHOOL

**School High:** LAMAR HIGH SCHOOL  
(HOUSTON)

**Geo Market Area:** Upper Kirby

**Zip:** 77098

**County Or Parish:** Harris

**Directions:** From 59 go North on Kirby. Right (East) on  
Branard. Cross Greenbriar. House is in the middle of  
the block on the right side. Between Greenbriar and  
Shepherd.

**School Middle:** LANIER MIDDLE SCHOOL

**Subdivision:** West Lawn Terrace

**State:** Texas

**City:** Houston



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## Miscellaneous

**Annual Maint Desc:** No

**Connections:** Electric Dryer Connections,Gas Dryer Connections,Washer Connections

**Disposal:** 1

**Range Type:** Gas Range

**DOM:** 27

**Realist Block:** Deed Restrictions

**Disclosures:** No Disclosures

**Finance Available:** Cash Sale,Conventional

**Legal:** Lot 10, Block 3, West Lawn Terrace

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## Courtesy of

**List Office Name:** Douglas Elliman Real Estate

