

2020 PERSA STREET  
HOUSTON, TX 77019

Square Feet	4,607 sqft
Bedrooms	4
Bathrooms	4.5
Stories	3
Year Built	2013
Market Area	River Oaks
Subdivision	Melanie Court
Style	Contemporary/Spanish
Tax Rate	2.0148
HOA	None

Family	23 x 18, 1st
Kitchen	24 x 14, 1st
Dining Room	14 x 15, 1st
Game Room	21 x 23, 3rd
Primary Bedroom	28 x 15, 2nd
Primary Bath	22 x 11, 2nd
Bedroom	12 x 12, 2nd
Bedroom	12 x 13, 2nd
Bedroom	12 x 11, 3rd

Lot Size	5,470 sqft
Floor	Carpet, Stone, Wood
Countertops	Marble, Quartz
Foundation	Slab on Builders Pier
Exterior Constr.	Stone, Stucco
Roof	Tile
Garage	2-Car, Attached
Private Pool	Yes/Gunite, Heated
Fireplace	4/Gaslog



2020 PERSA STREET



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Discover refined luxury at 2020 Persa Street, a standout home in Houston's sought-after River Oaks. This stunning residence opens to a beautiful courtyard entry with a fountain and an impressive staircase, leading to interiors crafted for both elegance and comfort. Complete with Crestron home automation, EV charger, and durable clay tile roofing, this property is an exceptional find in a premier location.

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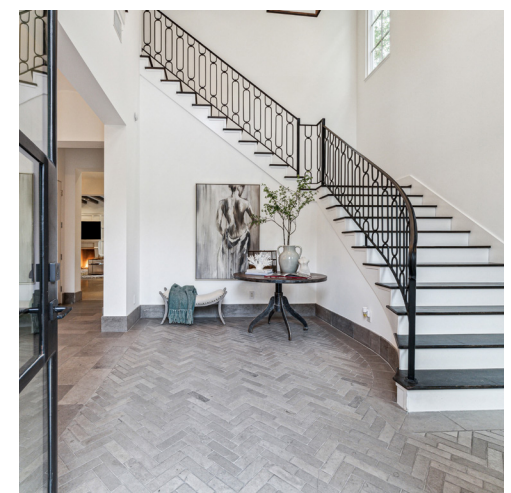




## 2020 PERSA STREET RIVER OAKS

Discover a one-of-a-kind, magazine-worthy smart home in Houston's prestigious River Oaks at 2020 Persa Street. This stunning residence boasts upscale finishes and luxurious outdoor living. Enter through a beautiful courtyard with a fountain, iron door, and a grand staircase. The spacious kitchen opens to the den with floor-to-ceiling windows overlooking a heated pool, featuring double Calacatta marble islands, Thorntree slate counters, and Gaggenau appliances.

Indulge in the owner's suite with two fireplaces, a private loggia, a Bain Ultra Essencia tub, and a custom closet. Additional highlights include three secondary bedrooms with quartz ensuites, a game room, and flexible study space. Outdoors, enjoy a heated pool, fireplace, and summer kitchen. Control AC, shades, sound, cameras, and front gate video from your phone with Crestron. EV charger, tankless water heater, and lifetime clay tile roof complete this masterpiece by Mirador/Croix.





## PROPERTY DETAILS

2020 Persa St, Houston, TX 77019

### General

- Crestron smart system controls AC, shades, sound, cameras, security, door access and front door gate with distributed video system
- Samsung wall mounted TV's integrated with Crestron system
- Smart fans throughout
- Low voltage lighting & Lutron switches
- Texas pewter limestone, Ebony birch wood floors
- Lifetime clay tile roof
- ACs- Both coils just replaced 2024 - warranties included
- 2024 tankless on demand water heaters
- Elevator closet
- Wood beamed ceilings
- 5 inch limestone baseboards
- 12 ft ceilings

### Kitchen

- Gaggenau appliances including induction cooktop with teppan yaki, pot filler, vent hood, dishwasher, double steam ovens, warming drawer, refrigerator and espresso machine
- Misty Bay flamed and honed Calacatta marble islands
- Black ash slate counters
- French doors to back porch

### Living

- Wood ceiling beams
- Custom drapes
- Wall Paneling
- French doors to pool
- Limestone mantle and full masonry wood burning or gaslog fireplace

### Butler's Pantry

- Ice maker
- Kohler sink
- Glass display cabinets

### Mudroom

- Built ins
- Window seat

### Dining

- Two Gaggenau wine fridges
- Built in wine storage and cabinet
- Dry bar
- Wood ceiling beams

### Entry

- Contemporary wrought iron balusters
- 24 ft ceiling
- Herringbone pattern stone

### Powder Room

- Spacious with moody black paint and black ash slate counters



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### Primary

- Bain ultra Essencia master tub with heated backrest, two rows of jets, led lighting and remote
- Marble counters, floors, and dual entry shower with two shower heads and rain faucet
- Coffee bar with fridge
- Marble fireplace surround, full masonry wood burning or gaslog fireplace
- Custom wood closet and hidden fireproof safe
- Private loggia with sandstone clad outdoor fireplace
- Sequestered 2024 water closet and wall mounted Geberit commode
- Paneled walls
- Wood ceiling beams
- French doors and electric shades

### Secondary Bedrooms

- Quartz counters in dedicated ensuites, glass enclosed showers, stain resistant carpet

### Second Floor Bedroom/Study

- Built in desk and shelves
- Window seat
- Diamond lattice pattern carpet
- Quartz ensuite with tub/shower combo

### Gameroom

- Wet bar
- Built in shelves/entertainment center
- Balcony with French doors

### Outside

- 2024 updated stucco and sealing
- Large front courtyard with fountain and gated entry
- Pool and front fountain in-floor cleaning system
- Heated in ground gunite pool/spa with jets, lights and water feature
- Mosquito system
- Kichler automatic landscape lights
- 7 ft privacy fence and bamboo screen
- Gas lanterns
- Summer kitchen
- Texas pewter limestone
- Sandstone clad outdoor fireplace

### Garage

- Electric vehicle charger



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