

1046 Waverly St., Houston, TX 77008

- Main house (2 bed/1 bath) - 1,056 sq.ft.
- Cottage (1 bed/1 bath) - 504 sq.ft.
- Garage - 2 car (oversized), 550 sq.ft.
- Lot - 8,791 sq.ft. (double lot)
- Built 1938
- Inside official Heights boundaries
- Outside Historical District

Main House

2003 House renovated from the studs
2010 New 16 SEER HVAC, variable speed air-handler & ducts with whole-house media filter
2003 New copper plumbing system
2003 New electrical system - whole-house rewired with 200 amp panel
2011 Rheem tankless water heater
2011 New 30yr roof
2010 New exterior paint
2003 Replaced all windows with Jeld-Wen wood double pane windows
2003 R-11 blown insulation in all walls
2013 R-38 blown insulation in attic

Custom kitchen

Stainless steel appliances
Wolf Range
Bosch Dishwasher
KitchenAid S/S cabinet-depth refrigerator
GE Monogram wine refrigerator
Broan Range Hood with 600 CFM remote roof mounted exhaust fan
Rohl faucet
Kallista fireclay sinks
Reverse osmosis & Instant hot water system
Pot filler
Honed slate countertops
Mahogany slab bar top with bar sink
Baldwin hardware throughout house
Villeroy & Boch subway tile in bath & kitchen
Custom bathroom with antique vanity
Custom closet build-out in all closets
Custom mahogany craftsman style front door and mahogany French back doors
Stacked washer/dryer located in house
Property fully wired with structured wiring system (CAT-5 & COAX)
Monitored security system with hidden sensors on all doors and windows.
Hunter fans throughout (3 of 5 are cast-iron Original models)
Custom wood blinds on all windows
Decked attic storage (approx. 300 sq.ft.)
Rear covered porch (approx. 350 sq.ft.) with outdoor kitchen

Cottage

* Flex space (game room/guest suite) with full kitchen, bath and murphy bed

2010 Cottage renovated from the studs
2010 New 30yr roof
2010 New exterior paint
2010 Replaced all plumbing and electrical wiring
2010 Wired for security system (hidden sensors in all doors and windows) and structured wiring
2010 New HVAC system
2010 Replaced all windows with Jeld-Wen wood double pane windows
Custom marble bathroom with antique vanity
Mahogany French doors with sidelights

Custom kitchen

Gas Range
Bosch Dishwasher
S/S French Door cabinet-depth refrigerator
Microwave (over-range) with exterior vented fan

Exterior & Garage

2009 Outdoor kitchen
30" DCS grill and side burner
Refrigerator
Marine grade cabinetry
Granite counter tops
Sink with hot/cold water and disposal
Garage has hot/cold water, A/C & sheetrocked/insulated walls
2010 Wood sided iron driveway gate with remote operator
Yard fully landscaped with Cavalier zoyzia grass
2010 10 zone sprinkler system
Fruit and herb garden
Two 70+ year old Live Oaks candidates for 2019 Harris County Tree Registry
Custom built 60 sq.ft. storage/gardening shed
Custom stone stairs and patios
Front parking courtyard for 4 cars
Fully fenced yard with 2 custom iron gates