

Thank you for looking at our home!

We hope you fall in love with it just as we did.

From the Owner:

415 E. 16th Street, Houston, Texas 77008

Thanks for viewing my home!

I hope you enjoyed seeing the wonders that can be accomplished while living in a small, highly economical and affordable original contributing property located in the heart of Houston Heights East Historic District (established 2008).

I moved to Houston from Upstate New York when I was 24 for a teaching position with Alief ISD. I had a star-studded teaching career, became a certified bilingual teacher, and after retirement went back to work at two neighborhood Houston ISD schools as a part-time tutor (in English and Spanish) for struggling students. What a joy to drive only 5 minutes to get to school after years of a Katy Freeway commute. I was extremely lucky to stumble onto the Heights when I exited I-10 one afternoon during a torrential downpour. I found a charming duplex in the Woodland Heights at the corner of Melwood and Julian and rented it on the spot.

Back then in 1979, the Heights was nothing like the thriving mini metropolis it is today, and I have been here to experience every change. I loved its small town neighborhood charm even though there were less than a handful of eateries and no shops to speak of, except for a few rather run-down antique stores. I spent many happy hours with friends lunching at the delightful Carter and Cooley Deli, or Yale Diner. Java Java provided exotic coffees, scrumptious desserts and the only Sunday Brunch in the area. Starbucks? Never heard of it! 40 years later, there are now three well known coffee houses nearby that are popular gathering spots: Antidote on Studewood, EQ on Heights Boulevard and Boomtown on East 19th Street. No worries about running out for a quick bottle of fine wine at our local Kroger since the "dry" ordinance was repealed a few years ago by referendum. Any taste you have in food from Americana to Vietnamese to Indian can be indulged within minute's drive from this residence. New shops and restaurants are opening almost every day!

I knew I was in for a rocket ride but I never dreamed how the Heights would experience such phenomenal growth, maintain its small town neighborhood charm and become one of the most desirable places to live in all of Houston. At my first owned property on Rutland (just South of 11th Street), I was within walking distance of two bus stops. Although I drive, I am a big believer in public transport and use it whenever possible. At my present location, I am within a few blocks walk of at least 5 bus routes. My favorites are the #26 that takes me right to the Red Line train all through downtown for \$1.25 each way or the #56 Montrose bus which is an easy shot straight down Montrose, though the clubs, Museum District and on to the medical center. I've never had anything but pleasant experiences in the 32 years I have ridden the bus here and I board it on a regular basis. Even an Uber to IAH airport is very reasonable at under \$30.00. It makes an out of town trip so much smoother. Friends and I will often meet at my place and Uber to one of many downtown venues for a concert or play, completely stress free (forgoing the hassle of parking and traffic).

REALTOR®

Yenny Mattei



713.836.8243



yenny@yennymattei.com



Not intended to solicit
currently listed properties.



Realtor. Resource. Friend.

The location of the Heights jogging trail and the proximity to the 19th street shopping and dining hub—both of which I was instrumental in starting up back in the day—make for a perfect walk for my dog and me or just a wonderful diversion to a lazy weekend afternoon.

My favorite additions in the last few years include the revival of the old Harold's landmark men's clothing store which stood for decades and is now Harold's Tap Room. Even if you are a non-drinker, this is a great place to meet up with close friends for a nightcap—cozy and private for your chat as you discuss your respective life goals and challenges.



I'm head over heels about the renovation of the Heights Theater into a fantastic live music venue featuring top Texas talent. No hassle, no parking. I can walk there in ten minutes! If your tastes run to Opera, the Houston Heights Opera House is a five minute walk. There is a CVS and a more than adequate Kroger store that I can walk to if the car is in the shop or I just want the fresh April air - for sure my favorite month historically, weather wise.

I never thought I would be able to live in the Heights as a retired school teacher, but getting in early in the early 1980's was the magic touch. I have watched my properties appreciate beyond my wildest dreams, all the while living in the perfect home on one of the most desirable streets in the Heights. East 16th is one of the wider streets in the Heights subdivision and there is ample well lit off street parking for friends to park when they visit. Not once in the 20 some years have I experienced a break-in in either home or vehicle.

My neighbors in the newly constructed gorgeous mansions are friendly, caring folks and we all kind of look out for each other in these few blocks.

My home is just the right size for me and the smaller lot size is surely a big advantage to an individual on a fixed income. "You'll never lose money if you invest in the Heights" is as true today as it was 40 years ago. No matter if you're looking for an affordable way to "get in" to the best part of the Heights and move on up in size or whether you are thrilled with the house as is, like I've been, this property is a hidden jewel.

I have maintained the house meticulously and had purchased it intending for it to be my last residence for my retirement. It is just the right size to keep up without having to hire landscapers, yard maintenance or even a maid service. I do all the work on my own.

As I age, I've realized it is time to make a move to a residence with a lot less upkeep that gives me more time to enjoy these Golden Years. I am very active in fitness, and Anytime Fitness 24/7 gym is right around the corner in the Lola's strip center. I am a five minute drive from Black Swan Yoga Studio on White Oak. I attend nearby All Saints church and after my weekly Thursday morning Mass I can get right on my bike and explore the numerous well maintained bike paths along White Oak Bayou.

REALTOR®

Yenny Mattei



713.836.8243



yenny@yennymattei.com



Not intended to solicit
currently listed properties.



Realtor. Resource. Friend.

I have felt safe and comfortable here, weathering out several storms, hurricanes and heavy rains. Never has the water come up over our curbs. The gutter and drainage system keeps up well with our infamous Houston downpours. I keep the gutters clean on the entire 400 block. I am the only house on the block since the easement was opened and new construction began all around me in 2005.



The best part of living here? Why, coming home of course! The approach from Heights Boulevard takes me right past the historic Heights Church of Christ built in 1924 and still widely attended today.



Across 16th street from the church is a Masonic lodge which is listed on the National Register of Historic Places, constructed in 1918.

Soon they will be placing a historic Houston ISD schoolhouse on their vacant lot to the North. As you pass through my neighborhood, you'll see many homes displaying historic designation plaques. I would encourage any buyer to delve into the possibility of earning your own personal plaque for this residence. A structure can qualify for a listing in the National Register of Historic places based on its unique architectural style, who resided there over the years, or who the original builder was. You and your furry friend are also a perfect distance from Marmion Park for a daily morning or brightly lit nightly walk. I am so proud to be a part of the Historic Heights.



I have thoroughly enjoyed my cozy home and perfect location for decades. Now, it's your turn to make a wise investment in your future. I know you will be as content and tranquil as I have been living here.

Thank you for reading,
415 East 16th Street Homeowner