

1949 Indiana St. Houston, Tx.

Montrose

1949 Indiana St. is in the Park Civic / Vermont Commons neighborhood association (they used to be two separate ones, but are essentially merged). It is an active civic association, and dues (which are optional) go towards a dedicated constable for the area, which means there is greater police presence in the neighborhood, and a dedicated number to call if anything happens or you want someone to keep an extra eye on your house while you're on vacation. It is a really nice service to have!

The neighborhood really is a great, central location. Easy drives to Rice University, the medical center, the museums, downtown, Washington Ave, the Galleria, the Heights. Great walkability. I used to walk with the kids to coffee shops all the time - Common Bond is well known, there's a great spot called Brasil, Empire Cafe is popular, and the list goes on! In the other direction, you can easily walk to Barnes & Nobles bookstore in the River Oaks Shopping Center, or everything else it has (Starbucks, Gap kids, Gap, Talbots, J Jill, Sur La Table). We'd walk to Kroger or HEB for grocery shopping, and even walk up to Buffalo Bayou park (only about a mile away). There are several closer parks, too, of course.

There's also a lot of nightlife and high-end restaurants to walk to, for those who don't have little ones! Anvil is the best cocktail bar in the city, Poison Girl is a famous dive bar, Riel is a super fancy seafood place down the street, Vibrant is a very cool, very California new cafe just a block away.

With all of that nearby, our corner was relatively quiet (a world of difference from living on Fairview) and we're not so close to a restaurant or shop that we get parking problems by the house (which is an issue in some other areas near Westheimer or the RO shopping center).

The house across the street that looks a little beat-up is actually lovely inside, and owned by a family that lives a few blocks away. They recently bought that house, and the townhouse directly next to it, from the estate of Bart Truxillo, an iconic Houston preservationist and architect (this is one of his most famous projects and where he lived, though he actually planned to move back to Indiana St: <https://www.papercitymag.com/real-estate/castle-house-houston-heights-sale-228-million-preservationist-bart-truxillo-death/>).

The townhouse was his senior thesis project in architecture school. The current owners put a lot of work into the townhouse, and plan to live there once their kids are out of the house. They are going to fix up the bungalow or build new there as well.

The small-scale apartment building down the street was recently completely gutted and redone, which is true or going to be true of almost all of the complexes in the neighborhood.

The schools the neighborhood is zoned to are very good. Woodrow Wilson elementary is one of only two public Montessori programs in the city, and they just built a beautiful addition. That program can be K-8, or students can go to Lanier Middle School, which is very highly ranked. Lamar High School has an international baccalaureate program. There are plenty of nearby private schools as well; St. John's is just down the road, and that's probably Houston's best school period.

We really loved living there in so many ways, and will miss our beautiful live oak and the magnolia in front that we planted – it has grown many feet since then!

The layout of the house was wonderful and open, with a nice flow from the living area to the dining and kitchen. The stove top needs replaced, but all of the other appliances have been updated and are high-quality. We love books and loved the built-ins; the house also just has great storage on every floor, and in bathrooms, etc. The house gets great light, and we loved the plantation shutters for being able to keep the light but still have privacy.

We upgraded the thermostats to the Nest system, as well as several of the smoke alarms (Nest protect system). Once you have tried them, you never want to go back to the old kind! Likewise we upgraded the sprinkler controls to a Rachio system, so you can control and schedule the sprinkler system from an app, and it watches the weather for you to recommend a watering schedule based on rainfall.

The room downstairs makes a great office with the built-ins, and/or guest bedroom with the en-suite bathroom, and/or place for a roommate if someone bought the house and wanted to partially rent it.

The patio concrete and fence are new within the last few years, and it's a lovely space to spend time under the big tree. The plumbed in gas grill stays, and there is a quick connect for a gas fireplace as well. We had future plans for a hot-tub at the far end of the patio...we never pulled it off, but it could fit!

We hope you see yourself in this beautiful townhome and if you have more questions please send it to us, we would be more than happy to answer them and make you feel comfortable to move to 1949 Indiana St.

Sincerely,

The Schon's