

824 Ashland Street

FEATURES & AMENITIES

OVERALL

- Incredible location in desirable Houston Heights
- Large 6,600 SF (50x132) lot, with alley access, and sizeable yard space on both sides of home
- Custom-built by Bayou Banks Custom Homes
- 10 foot ceilings on first floor
- 9 foot ceilings on second floor
- PEX plumbing system
- Tankless water heater
- Radiant attic barrier
- Natural hardwood floors throughout first and second floors
- Travertine floors in master bath and upstairs/secondary bath
- Custom woodwork/wood detail throughout home
- Light dimmers throughout home
- Recessed can lighting throughout home
- Home thoughtfully designed for maximum storage and efficiency throughout
- Walking distance (just a few blocks away!) from popular dining and shopping at the Heights Mercantile (Heights Blvd. and 7th St.) and Heights Central Station (Yale and 11th St.), Eight Row Flint, Calle Onze, Better Luck Tomorrow, Revival Market, EQ Heights coffee shop, Onion Creek, Lola Diner
- A couple blocks over from the future M-K-T (to be completed in 2020), a mixed use development that will have approx. 30 retail and dining options (themkt.com)
- A short walk from Donovan Park, Milroy Park, Heights Blvd jogging trail, Hike & Bike Trails
- Easy access to major freeways 610, I-10, 290, and 45, Downtown, the Galleria, Energy Corridor, and Medical Center
- Close to 610 N and Hardy Toll Road for quick access to Intercontinental Airport

OVERALL (Continued)

- Close proximity to Kroger, the recently opened H-E-Bs on Shepherd and Washington, Whole Foods 365 on 610N, Whole Foods on Waugh, popular dining on Shephard, and Washington Corridor

FRONT EXTERIOR

- Fenced in front greenspace
- Wrought iron security fence
- Enormous (391 SF per HCAD) covered front porch with ceiling speakers installed with individual volume control and ceiling fans
- Professionally landscaped
- Large live oak tree
- Custom-built bridge to home from street
- Sprinkler system
- Gutters

BACK EXTERIOR

- Massive yard space, plenty of room for kids and dogs to play
- Stone patio; room for table & chairs and grill
- Large (246 SF per HCAD) covered back porch with ceiling fan and ceiling speakers; room for outdoor furniture
- Mature Holly trees on both sides of porch provide year-round privacy from neighbors
- Built-in, covered TV box with locks
- Outdoor, in-ceiling speakers with individual volume control
- Detached two car garage with automatic garage door opener and safety sensor, cabinets, tool hangers, floored attic storage space
- Automatic Rain Bird sprinkler system covering entire yard
- Gutters
- A "blank slate" to do any landscaping a buyer would desire; room for a pool

COMPASS

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BACK EXTERIOR (continued)

- French drains in back and on left side of home
- Huge, mature trees lining right side of home providing natural shade to home and back patio
- Built-in, retractable Front gate hose system
- Air conditioner compressors thoughtfully tucked under home for protection against weather

ENTRY

- Decorative light fixture
- Beautiful wood-stained front door, surrounded on sides and top by large windows for maximum natural light
- Wainscoting
- Recessed can lighting
- Long hallway with lots of wall space for art
- Natural hardwood floors

KITCHEN

- Oversized island with storage
- 2 decorative pendant light fixtures
- Travertine subway tile
- Sienna Beige granite countertop
- Stainless steel Viking Professional 6 burner gas range and convection oven
- Stainless steel Viking D3 dishwasher
- Stainless steel Sharp built-in microwave drawer with warming function
- Pot filler
- Apron front sink
- Pull-out trash can
- Two pull-out spice racks
- Custom-built cabinetry
- Custom window treatments
- Walk-in pantry
- Under cabinet lighting
- Ceiling speakers installed
- Double crown molding
- Recessed can lighting

BUTLER'S PANTRY

- Limestone countertop
- Travertine subway tile
- Decorative light fixture
- Wine storage shelves
- Stainless steel mini wine refrigerator
- Clear glass-front display cabinets
- Adjustable open shelving
- Under cabinet lighting
- Storage cabinets
- Natural hardwood floors

FAMILY ROOM

- Gas log fireplace (easily turned on by switch) with limestone surround
- Decorative light fixture
- Custom window treatments
- Ceiling speakers and in-wall subwoofer installed
- Double crown molding
- Recessed can lighting
- Custom-built display shelves and cabinets
- Custom-designed media cabinet conveniently located next to TV area, with built-in fans for heat removal
- Lots of windows, allowing for tons of natural light
- Natural hardwood floors
- Floor plugs

STAIRWELL

- Features decorative, long-hanging light fixture
- Landing features sizeable storage area perfect for luggage, golf clubs, and other large items that need to be regularly retrieved

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STUDY

- Flexible Space: could make an ideal study, play room, formal living room or guest/4th bedroom
- Decorative light fixture
- Decorative ceiling treatment
- French doors
- Ceiling speakers installed with individual volume control
- Plantation shutters
- Double crown molding
- Storage closet
- Attached to full bath
- Natural hardwood floors

DINING ROOM

- Two decorative light fixtures
- Wainscoting
- Ceiling speakers installed with individual volume control
- Plantation shutters
- Double crown molding
- Recessed can lighting
- Natural hardwood floors

DOWNSTAIRS BATH/POWDER ROOM

- Decorative overmount sink
- Decorative chandelier
- Custom-built mirror with in-wall mounted faucet
- Travertine countertop
- Shower with travertine tile wall and floor, frameless shower door
- Storage cabinets
- Head knocker cabinet above toilet
- Natural hardwood floors

MASTER SUITE

- Spacious with room for seating
- TV mount with hidden wiring to media cabinet in next-door laundry room
- Boxed ceiling
- Decorative light fixture
- Double crown molding
- Ceiling speakers installed and attached to media cabinet in next-door laundry room
- Custom window treatments
- Recessed can lighting
- Natural hardwood floors

MASTER BATH

- Oversized jetted tub with Diana Reale marble tile surround
- Oversized shower with frameless shower door, Diana Reale marble tile wall, travertine tile floor
- Diana Reale marble countertop
- Travertine flooring
- Separate water closet, with head knocker cabinet
- Dual sinks
- Large walk-in closet with built-in dressers, shoe racks
- Custom cabinetry
- Access to attic with floored space

SECONDARY BEDROOM #1

- Decorative light fixture
- Built-in bench seat with custom cushion
- Built-in drawers
- Two double door closets
- Plantation shutters
- Crown molding
- Natural hardwood floors



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SECONDARY BEDROOM #2

- Decorative light fixture
- Walk-in closet with bench and custom-designed shelving
- Plantation shutters
- Crown molding
- Natural hardwood floors
- Outside hallway between secondary bedrooms has custom-designed storage cabinets

SECONDARY BATH (UPSTAIRS)

- Dual sinks
- Tub/shower combination with Diana Reale wall
- Diana Reale marble countertop
- Travertine floors
- Lots of cabinet space
- Head knocker cabinet above toilet

UTILITY ROOM

- Conveniently located upstairs with bedrooms
- Limestone countertop
- Dry bar
- Utility storage closet space
- Tons of storage cabinets
- Custom-built mop/broom closet
- Tile floors
- Room for a deep freezer or extra refrigerator
- Access to PEX plumbing manifold

***Note: All furnishings are negotiable for sale



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