

# 1510 Ashland Drive

## Property Features

### LISTING DETAILS

LOT SIZE: 4,356 SQUARE FT (PER APPRAISAL DISTRICT)  
LIVING SPACE 1,591 SQUARE FT (PER APPRAISAL DISTRICT)  
3 BEDROOMS, 2 BATHROOMS  
BUILT IN: 1930 (PER APPRAISAL DISTRICT)  
SUBDIVISION: HOUSTON HEIGHTS  
STYLE: HISTORIC  
TYPE: FREE STANDING

### AMENITIES

- 2 Unit Guesthouse
- Gated driveway
- Fire/Smoke Alarm

### EXTERIOR

- Patio/covered porch (23 x 8)
- Driveway Gate
- Fully Fenced
- Back patio with ceiling fan
- Back yard with cafe lighting
- Grassy knoll

### ENTRY (13 x 12)

- Era inspired front door
- Wood Flooring
- Recessed Cam Lighting

### DINING ROOM (12 x 10)

- Recessed cam lighting
- Wood flooring
- Built-in wine storage

### LIVING ROOM (13 x 19)

- Wood flooring
- Recessed cam lighting

### KITCHEN (14 x 10)

- Stainless steel appliances
- Chef's 5 burner stainless steel gas range
- Quartz countertops
- 42" cabinets
- Pantry with shelving throughout
- Island with storage
- Recessed cam lighting

### MASTER SUITE (14 x 13)

- Wood flooring
- Ceiling Fan with light kit
- Walk-in closet
  - ❑ Built-in chest of drawers

### EN SUITE MASTER BATH (10 x 7)

- Framed mirror
- Quartz countertops
- Double sink vanity
- Shower/tub combo

### SECONDARY BEDROOM (10 X 9)

- Wood flooring
- Ceiling fan with light kit
- Closet with built-in storage

### SECONDARY BATH

- Tile flooring
- Walk-in shower
- Pedestal sink
- Beadboard detailing

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### **GAME ROOM (13x13)**

- Durable Travertine Tile Flooring
- Ceiling Fan with Light kit
- Cable and electric wiring for a mounted TV

### **UTILITY (8x3)**

- Gas and Electric for Dryer
- Cabinet Storage
- Hang bar over dryer

## **GUEST HOUSE**

### **LIVING AREA**

- Laminate wood flooring

### **BEDROOM (10x10)**

- Carpet

### **GUEST BATH (10x9)**

- Pedestal sink with separate shower
- Tile Flooring
- Recessed can lighting