

1235 W Pierce St.

COMPASS

Montrose



House Overview

Bedrooms	3
Baths	3 Full, 1 Half
Square Feet	3,368 per HCAD
Lot Size	2,500 per HCAD
Year Built	2013 per HCAD

Living Room 19' 11" X 19' 2"

- Hardwood floor†
- Open to Dining Room and Kitchen
- Large windows with plantation shutters overlooking front yard
- Gas log fireplace with wood mantle
- Built-in bookshelves flank fireplace
- Recessed lighting
- Fan lighting

Dining Room 15' X 13'

- Hardwood floor†
- Open to Kitchen and Living Room
- Dry bar with granite countertop and beverage refrigerator
- Chandelier lighting
- Recessed lighting

Kitchen 14' X 12'

- Hardwood floor†
- Open to Dining Room and Living Room
- Granite countertops and marble subway tile backsplash
- Large breakfast bar
- Stainless appliances
- Recessed lighting
- Pendant lighting

Breakfast Room 10' 8" X 9' 6"

- Hardwood floor†
- Currently used as a study/sitting room
- Open to Kitchen
- Access to private balcony
- Built-in bookshelves and desk
- Windows with plantation shutters overlooking back and side yards
- Chandelier lighting

Master Bedroom 20' X 12' 8"

- Hardwood floor†
- Large seating area
- French doors leading to private balcony
- Windows overlooking front and side yards
- Tray ceiling
- Recessed lighting
- Fan lighting

Master Bath 30' 6" x 6' 8"

- Vanity with marble countertop and separate sinks
- Walk-in shower with marble tile surround and glass walls
- Large, separate tub with marble surround
- Oversized walk-in closet
- Sconce lighting
- Recessed lighting

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.

† information per seller

1235 W Pierce St.

COMPASS

Montrose

Secondary Bedroom 19' 10" X 12' 6"

- First floor bedroom
- Access to back porch and yard
- Windows overlooking backyard
- Ensuite bath
- Recessed lighting
- Fan lighting

Secondary Bedroom 14' 6" X 13'

- Third floor bedroom
- Window overlooking backyard
- Ensuite bath
- Fan lighting

Outdoor Space

- Large covered patio with slate flooring
- Large yard with artificial turf
- Extra large two car garage

Exclusions:

- Dining room chandelier
- Sonos sound equipment

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.

† information per seller



Carol Rowley

- REALTOR®
- 832.277.1552
- carol.rowley@compass.com