



*Just
Listed*

**JUST UPDATED FIND EPITOMIZES OPEN-
CONCEPT LIVING IN THE HEIGHTS**

Open concept living with distinctive flair and vaulted-ceiling living area. Just renovated, fully equipped kitchen. Lush and large backyard, a boon for urban living. In a gated community, this exceptional brick 3-bed/2.5-bath townhome delivers maximum functionality in eclectic Houston Heights.

2705 RUTLAND ST. #H | HOUSTON, TX 77008

\$350,000



SOARING LIVING AREA, PLUSH BACKYARD ELEVATE URBAN LIFESTYLE

Rich in details and versatile spaces, this urban charmer promises delight. Gleaming, new countertops and backsplash in the kitchen invite culinary creation. Stylish freestanding-island expands prep space. Stainless side-by-side refrigerator, natural gas range and built-in microwave. Owners' suite boasts jetted soaking tub, step-in shower, dual sinks, walk-in closet with robust storage and picture-window view of pleasant backyard. Airy second floor unfurls

soaring living space luxuriated by a wall of windows and half-moon transom. Built-in desk with bookshelves, wood-burning fireplace. Verdant backyard with low-maintenance flower bed; turf, Old World-style bocce ball court; preset gathering niches to enjoy your great outdoors. Elegant curving wall accents, ceramic tile, refinished hardwoods. Short stroll to 19th Street, dining, shops, arts, culture.

FEATURES AND UPGRADES

GENERAL

HVAC (Entire System Replacement) – American Standard – 2018
Ecobee Smart Thermostat
Brick and Cement Board Exterior
Ceiling Fans With Light Kits in all Bedrooms and Living Room
12 X 12 Inch Tile Flooring (Downstairs) – 2018
Spacious, Freshly Sodded 28 X 24 Foot Back Yard

ENTRY

Large Covered Porch
Solid Wood, Six-Paneled Front Door

LIVING ROOM

Hardwood Floors
Wood Burning Fireplace With Natural Gas Starter
Built-in Desk and Shelving
11' Vaulted Ceiling

KITCHEN

Silestone Countertops – 2020
Single Basin Stainless Steel Undermount Sink – 2020
Pre-Rinse Pull-Out Spray Kitchen Faucet – 2020
Backsplash – 2020
Dishwasher – 2019
Modern Slab-Front Cabinets With Brushed Nickel Hardware
GE Stainless Natural Gas Range
GE Over the Range Stainless Steel Microwave Oven

OWNERS' SUITE

Jetted Soaking Tub
Separate Step In Shower
Dual Sinks
Separate Water Closet
Walk in Closet

NON-REALTY ITEMS

With an Accepted Offer, the Following Non-Realty Items Will Convey With the Sale of the Property:

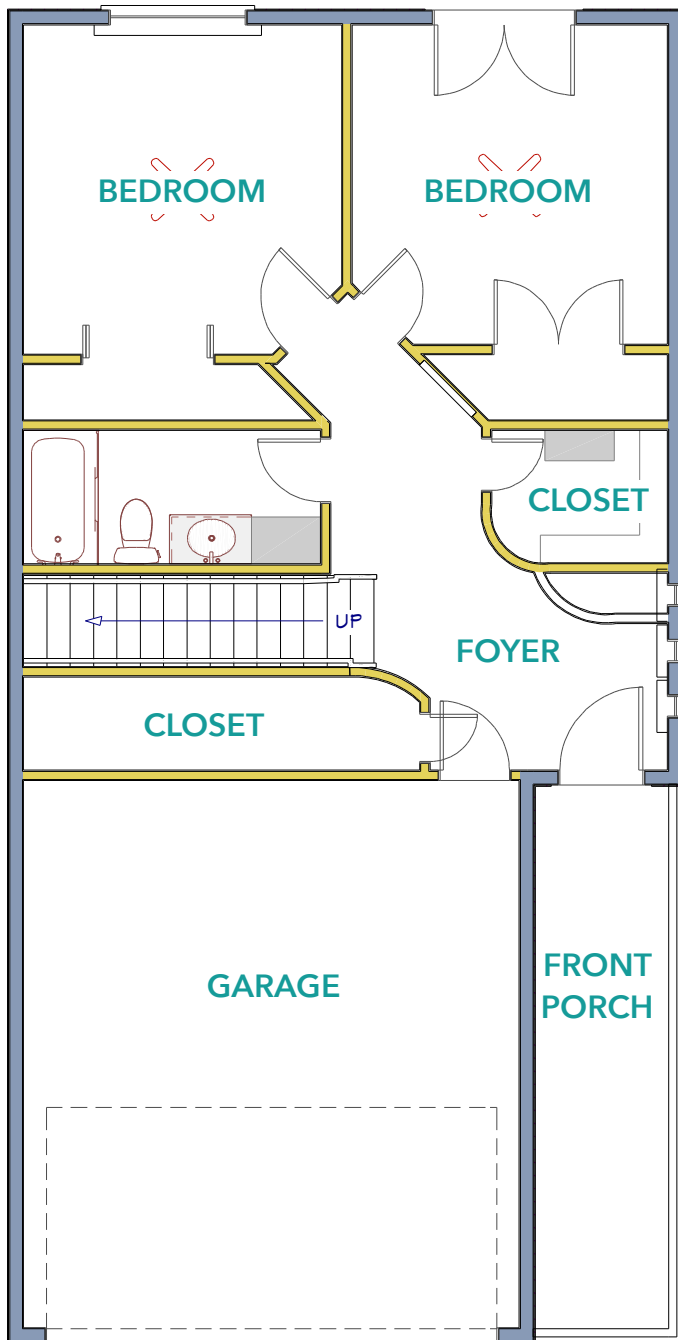
Free Standing Island
Frigidaire Professional Side-by-Side Stainless Steel Refrigerator
LG 4.3 Cu. Ft. Ultra-Large Capacity With Steam Technology Washing Machine – 2017
LG 7.4 Cu. Ft Ultra Large Capacity SteamDryer – 2017
Stair Gate
Living Room Television Mount
The Sellers Are Open to Conveying the Television Currently Installed in the Living Room for an Additional Fee

HOMEOWNERS ASSOCIATION

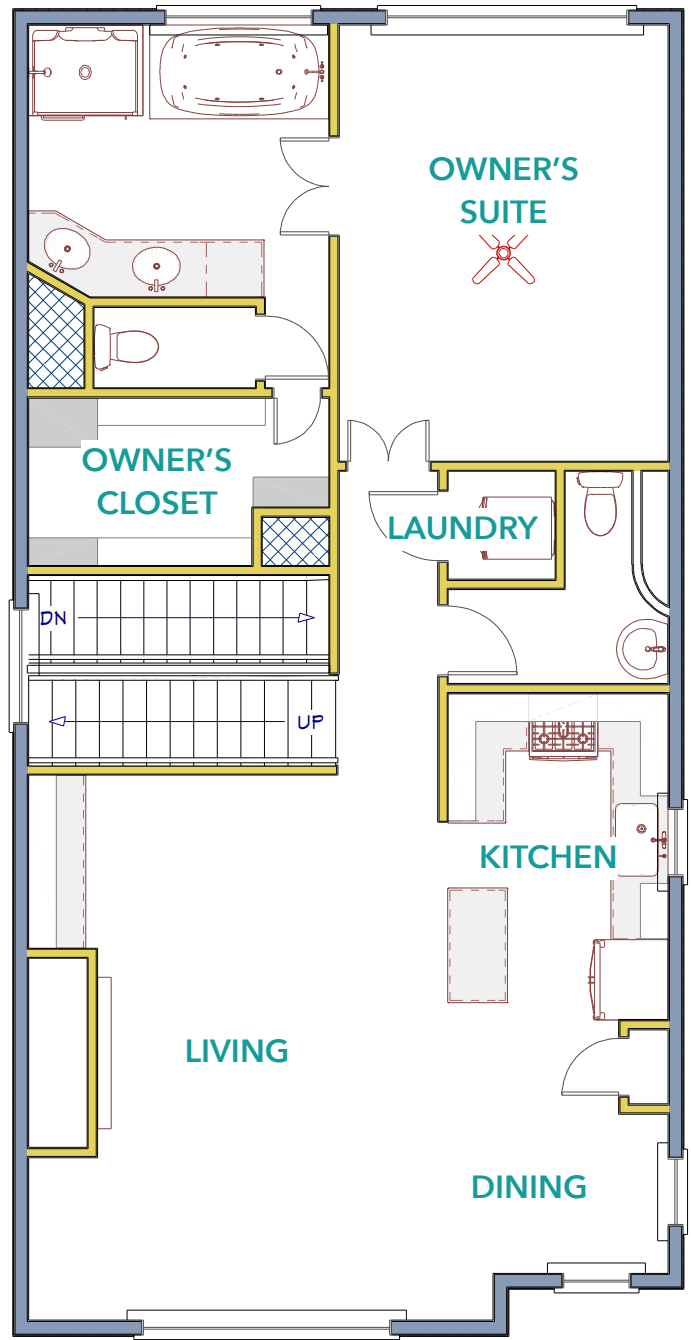
Self-Managed Voluntary Homeowners Association
\$425 Suggested Annual Contribution
Covers Gate Maintenance and Front Landscape

FLOOR PLAN

The thoughtfully designed residence at 2705 Rutland, Unit H boasts a FLOOR PLAN BUILT FOR COMMUNAL GATHERINGS that also has plenty of quiet places to tuck away for private time.



FIRST FLOOR



SECOND FLOOR



NEIGHBORHOOD GUIDE

*Your new home is just a stone's throw away from great eateries, hot spots, shopping, wellness facilities, and fun. Here are a few of our **TOP RECOMMENDATIONS** in the area.*



RESTAURANTS

1. Ka Sushi
2. Snooze, an A.M Eatery
3. Bellagreen
4. Blackbird Izakaya
5. Torchy's Tacos
6. Squable
7. The Rice Box
8. Chilosos Taco House
9. Hubcap Grill



BARS + COFFEE

10. Boomtown Coffee
11. EQ Heights
12. Eight Row Flint
13. Heights Bier Garten
14. Lei Low
15. Cedar Creek Bar & Grill
16. Eureka Heights Brewry



HEALTH + WELLNESS

17. Anytime Fitness
18. Yoga Works Heights
19. Facet 7 Fitness Heights
20. Love Swimming Pool
21. Union Studio Yoga
22. Graham Park



SHOPS + ESSENTIALS

23. Walgreens
24. Petco
25. HEB
26. Eagle Hand Car Wash
27. Heights Vet Clinic
28. Kroger
29. La Michoacana



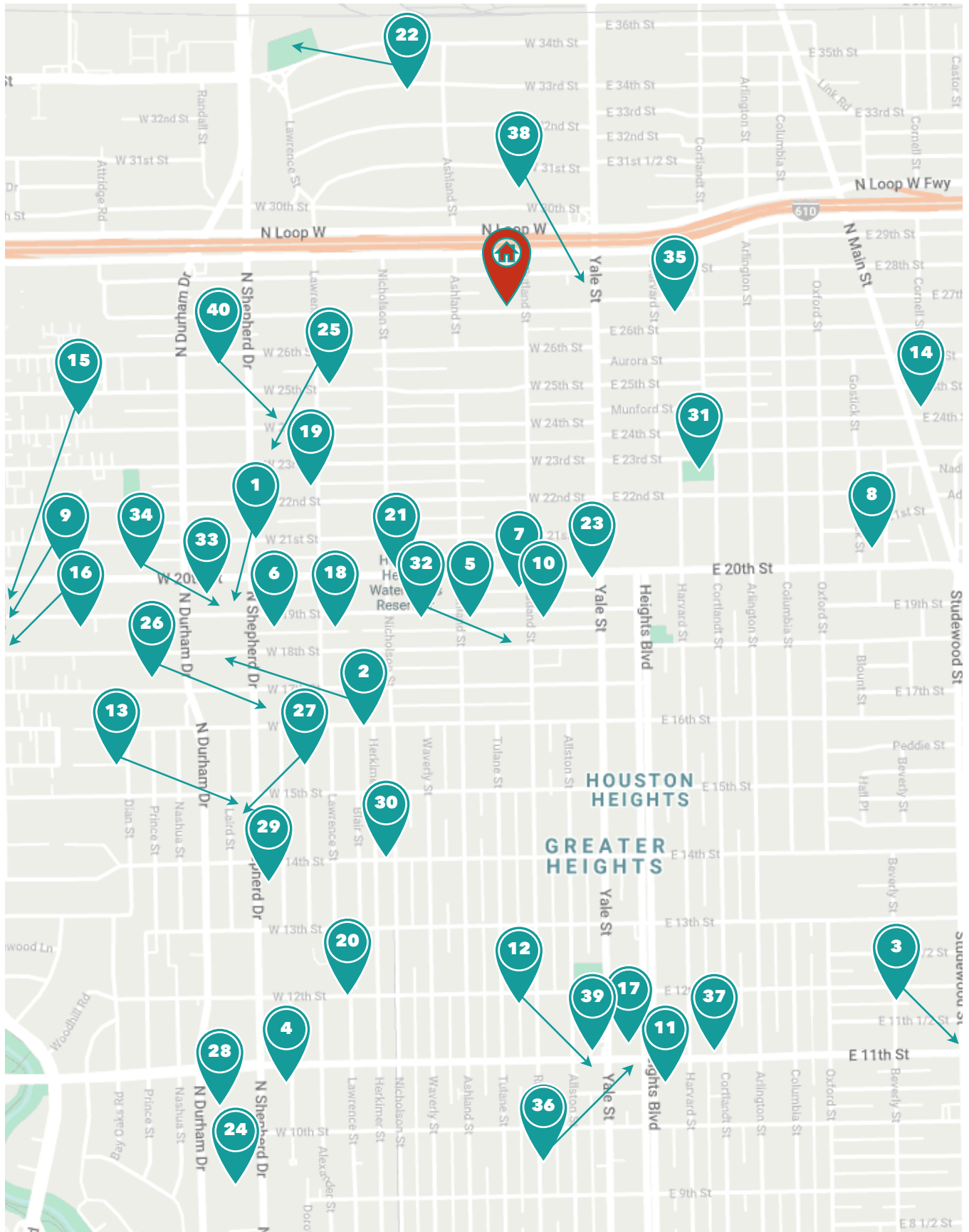
ENTERTAINMENT

30. Heights Hike & Bike Trail
31. Halbert Park
32. HITS Theatre
33. Painting with a Twist
34. Re:Play Games Houston
35. Heights Art Studio and Gallery



SALONS + SERVICES

36. Shine on Heights
37. Doug's Barber Shop
38. The Elysian Boutique
39. Prince Cleaners
40. Upscale Cleaners



Features

3 

2.5 

1,862 SF 

Lot Size 1,959 SF

Neighborhood Houston Heights

Property Type Single Family

Stories 2

Year Built 2007

HOA \$425/YR — Voluntary

Fireplace Wood Burning

Construction Brick/Cement Board

Style Traditional

Garage 2 Car Attached

Heating Central Gas

Cooling Central Electric

Foundation Slab

Walk Score 81 — Very Walkable

School District Houston ISD

Elementary Helms

Middle Hamilton

High Heights

Nearby Parks Heights Hike & Bike Trail,
Wright-Bembry, Halbert, and
Graham Parks



Jennifer Vickers is an award-winning Realtor® specializing in inner loop residential properties. Recipient of the HAR "20 Under 40 Rising Stars in Real Estate" and 2019 - 2020 Texas Monthly Five Star Real Estate Awards, her detail oriented approach has helped Jennifer become a Top Producer since entering the real estate business in 2014. Contact Vickers Properties Group to assist with buying a home, selling or leasing a property, or marketing your next development.

Certifications:

- Master Certified Negotiation Expert
- Graduate, Real Estate Institute



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This is not intended to solicit a currently listed home. Information is deemed reliable, but not guaranteed.