

# 307 W 33rd Street

Houston, Texas 77018

Garden Oaks

Situated on a large interior lot, this Garden Oaks home has been beautifully updated, expanded, and meticulously maintained. Remodeled kitchen with center granite island, breakfast bar, Bosch dishwasher, double sinks, LG gas oven/range and warming drawer, and display cabinets. Open kitchen and dining area with French doors to recently constructed back deck. Master retreat with walk-in shower, jetted tub, and two walk-in closets. Oversized living and dining rooms with original hardwood floors throughout first floor. Dedicated study and optional secondary bedroom/game room up with full bath. Two oversized single car garages, one attached to the house and the other is a detached garage in back with gated driveway access. The detached garage has an adjoining screened porch retreat overlooking the back yard. Beautiful trees in back yard with room for a pool! Quality finishes, tankless water heater, and water softener throughout.

*(Three possible four bedroom, three full, one half bath, two car garage located in Garden Oaks; 2,813 sq. ft. home (per appraisal); 12,564 sq. ft. lot (per HCAD); built in 1940 (per HCAD).)*

## Living Room – 22' 4" x 14' 2"

- 7' 11" Ceiling
- Directional art lighting
- One 6' 6" x 3' 8" 18-lite window with 6' 6" x 1' 5" six-lite sidelights
- Opening to Kitchen / Dining Room
- Opening to Secondary Bedroom hallway
- 4" Multi-piece baseboards with oak quarter round
- Original oak floors

## Dining Room – 16' 6" x 12'

- 7' 11" Ceiling
- Eight-candle hanging light fixture
- Two-panel solid wood door to Garage
- 7' 10" x 6' 9" buffet niche
- Four 4' 10" x 2' 10" 12-lite windows
- Recessed lighting
- 4" Multi-piece baseboards with oak quarter round
- Original oak floors

## Kitchen – 14' 3" x 14' 1"

- 7' 11" Ceiling
- Granite countertops
- Glass subway tile backsplash
- Three six-pane glass front over counter soft close cabinets each with three adjustable shelves
- Two double door over counter soft close cabinets
- Two single door over counter soft close cabinets
- Four pots and pans soft close drawers
- Five utensil/flatware soft close drawers
- One corner soft close cabinet with lazy susan
- 6" brushed steel hardware on all cabinets and drawers
- LG stainless steel French door refrigerator/freezer
- LG stainless steel five-burner gas range and convention oven with warming drawer
- Vent-a-hood stainless steel vent hood with double door cabinet above
- Pantry with five fixed shelves and two sets of four wire storage racks
- Under cabinet lighting
- 15-lite French door to Patio
- Recessed lighting
- 4" Multi-piece baseboards with oak quarter round
- Original oak floors

## Kitchen Island – 7' 4" x 3' 9"

- Granite countertop
- Breakfast bar with knee space cut out for three stools or chairs
- Double basin stainless steel sink with gooseneck faucet, Reverse Osmosis drinking water dispenser and soap dispenser
- One double door soft close cabinet
- One single door soft close cabinet
- Cookie sheet cabinet
- Cut out for trash can
- Bosch dishwasher
- 13" Sky Tube

## Study – 9' 1" x 9'

- 7' 11" Ceiling
- Access via Ten-lite double French door with original glass doorknobs
- Four 3' 10" x 2' 10" windows with manual shades
- Recessed lighting
- 4" Multi-piece baseboards with oak quarter-round
- Original oak floors

## Master Bedroom – 15' 11" x 13' 11"

- 7' 11" Ceiling
- Ceiling fan with light
- Three 4' 10" x 2' 10" 12-lite windows with drapes
- Arched doorway to Master Bathroom
- Recessed lighting
- 4" Multi-piece crown molding
- 4" Multi-piece baseboards with 4" oak quarter-round
- Original oak floors

## Master Bathroom – 11' 11" x 11' 1"

- 7' 11" Ceiling
- American Standard 1.6G toilet
- Bain Ultra Chroma Therapy jetted tub set in alcove with 18" x 12" Tile surround with glass and tile mosaic trim
- Seamless glass shower with 18" x 12" Tile surround, 1" tile floor, glass and tile mosaic exterior wall, dual shower heads and two built-in tile shampoo shelves
- 4" Multi-piece crown molding
- 4" Multi-piece baseboards with oak quarter-round
- 12" Tile floors

## Vanity 1

- Marble counter-top with 4" marble backsplash
- Under mount porcelain sink
- Eight drawers
- Two slim width drawers
- One under sink cabinet
- Four-candle sconce over mirror

## Closet 1 – 9' 7" x 6' 11"

- Seven hanging racks, three are dress height
- Two built-in shelf towers each with four fixed shelves
- Three floor mounted shoe racks
- U-shaped shelf on three walls
- L-shaped shelf on two walls
- Ceiling mounted light fixture
- 4" Multi-piece baseboards with oak quarter-round
- Original oak floors

## Vanity 2

- Marble counter-top with 4" marble backsplash
- Under mount porcelain sink
- Two slim width drawers
- One under sink cabinet
- Two-candle sconce over mirror

## Closet 2 – 7' 9" x 6' 10"

- Six hanging racks
- Shelf tower with 7 shelves
- Six shelves
- 12" Tile floors

## Secondary Bedroom 1 – 18' 2" x 11' 4"

- 7' 11" Ceiling
- Two-panel solid wood door entry with original glass doorknob
- Three 4' 10" x 2' 10" 12-lite windows
- Ceiling fan with light
- 5' 5" x 3' 1" Closet with one hanging rack, one L-shaped shelf on two walls, two additional shelves, 4" Multi-piece baseboards with oak quarter-round and original oak floors
- 4" Multi-piece baseboards with oak quarter-round
- Original oak floors

*cont'd on back*

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**Secondary Bedroom 2 – 15' 9" x 10' 9"**

- 7' 11" Ceiling
- Two-panel solid wood door entry with original crystal doorknob
- One 2' 9" x 1' 11" eight-lite window with drapes
- One 4' 9" x 3' 10" 16-lite window with drapes
- Ceiling fan with light
- 4' 11" x 3' 2" Closet with one hanging rack, one shelf and additional under stair storage
- 4" Multi-piece baseboards with oak quarter-round
- Original oak floors

**Jack and Jill Bathroom (Serves secondary bedroom 1 & 2) – 8' 5" x 7' 8"**

- Shared access between Bedrooms 1 and 2
- 7' 11" Ceiling
- One 2' 9" x 1' 11" eight-light window
- American Standard 1.6G toilet
- Shower/tub combo with tub to ceiling 12" travertine tile surround with 6" travertine tile trim and travertine bench
- Recessed lighting
- 4" Multi-piece baseboards
- 12" Travertine tile floors

**Bedroom 1 Vanity**

- Marble countertops with 4" marble backsplash
- Under mount porcelain sink with single-handle hardware
- Two slim width under counter drawers
- One double door under sink cabinet
- Three-candle sconce above mirror
- Closet with three shelves
- Two-panel solid wood pocket door to washroom
- 4" Multi-piece baseboards with oak quarter-round
- 12" Travertine tile floors

**Bedroom 2 Vanity**

- Marble countertops with 4" marble backsplash
- Under mount porcelain sink with single-handle hardware
- Two slim width under counter drawers
- One double door under sink cabinet
- Three-candle sconce above mirror
- Two-panel solid wood door with original glass doorknob to washroom
- 4" Multi-piece baseboards with oak quarter round
- Original oak floors

**2nd Floor Flex Space / Optional Secondary Bedroom 4 – 19' 10" x 18' 9"**

- 7' 11" Vaulted ceiling
- Track lighting
- Attic access
- Five 4' 1" x 2' 9" windows with blinds
- 8' 6" x 5' 7" "closet" space with wall-mounted light fixture and original oak floors
- 4" Multi-piece baseboards with oak quarter-round
- Original oak floors

**2nd Floor Bathroom – 9' 2" x 8' 9"**

- Granite countertop with 4" granite backsplash
- Stainless steel sink with gooseneck single-handle faucet
- Two slim width drawers
- One under sink cabinet
- American Standard 1.6G toilet
- Seamless glass shower with 12" tile surround, 1" tile floor, with two built-in shampoo shelves
- 12" Tile floors

**1st Floor Half Bath – 5' 4" x 4' 7"**

- 7' 11" Ceiling
- Two-panel solid wood door entry with original glass doorknob
- American Standard 1.6G toilet
- Contemporary three-candle light fixture over sink
- Granite countertop with 4" granite backsplash
- Under mount porcelain sink with single-handle hardware
- Double door under sink cabinet
- 4" Multi-piece baseboards
- 12" Travertine tile floors
- 9" Sky tube

**Utility Room – 9' 11" x 7' 9"**

- 7' 11" Ceiling
- Access via 10-lite single French door with original glass doorknob
- Built-in fold-down ironing board
- Appliance alcove with folding counter above
- Track lighting
- Granite counter with additional shelf below
- One hanging rack
- Wire-rack and additional small shelf above washer and dryer
- Wall-mounted mop/broom holder
- 4" Multi-piece baseboards with oak quarter-round
- Original oak floors

**Enclosed Screened Porch – 19' 1" x 11' 6"**

- 12' 5" Vaulted bead-board ceiling
- Fully screened
- Access from Backyard via screened door
- Access from Garage via six-panel door and 15-lite French double doors
- Two ceiling fans with lights
- Eleven vertical screened-panes with four transoms with views of backyard
- Concrete floors

**Additional Info**

- Staircase with oak treads and risers, oak railing and wood stair stringer
- Hallway linen closet with two-panel solid wood door, original glass doorknob and four fixed shelves, 4" Multi-piece baseboards with oak quarter round and original oak floors
- Closet by half bath with two-panel solid wood slim width door, original glass doorknob, 1 hanging rack, one shelf, 4" Multi-piece baseboards with oak quarter-round and original oak floors
- Front door has 4-pane arched transom and outer glass door
- Original hardwoods first floor
- New exterior deck at dining room 2020
- Tankless water heater 2014
- 2nd floor roof 2014
- Water filter/softener entire home
- Reverse Osmosis drinking water filter in Kitchen
- Three thermostats
- Bathroom all re-plumbed during renovation
- At least 80% of electrical wiring replaced (per owner)
- Cat 5 and cable wiring in all bedrooms, upstairs, living and home office
- Hard wired for emergency generator use (second garage)
- Two Oversized garages, one attached, one detached
- Front Porch
- Front stone patio
- In-ground automatic sprinkler system
- Brick driveway to detached garage
- Electronic gate with keypad and remotes
- Garage door keypads and remotes