

219 A&B, 221 A&B W 26th Street

Houston Heights

COMPASS



House Overview

Bedrooms	4
Baths	3 Full + 1 Half
Square Feet	2,925 per Builder
Lot Size	3,275 per Builder
Year Built	2020
Garage	2-Car Attached
Builder	Eaton Homes

Interior Standouts

- Double crown moulding
- Double paned low-E windows
- Wired for alarm
- High end engineered flooring throughout
- HVAC 2 units, 16 seer Crane or Carrier
- Recessed LED lighting
- Nest thermostats
- VELUX skylights above stairway
- Partially decked attic
- Built in desk
- All main rooms network wired Cat 6
- Wine room under stairs (7'x4')
- Mud room at garage entry (9'X5')

Kitchen (15'x15')

- 10 foot ceiling on first floor
- Granite or quartzite island
- 36" refrigerator opening
- 36" gas Thermador or Monogram stove

Dining Room (15'x15')

- Open floor plan
- Chandelier hookup

Family Room (20'x17')

- 36" gaslog fireplace
- French doors to outside covered patio
- Built-in cabinetry surrounding fireplace
- Surround sound wired

Powder Bath (9'x3')

- Granite or quartz countertop

Butler's Pantry (11'x6')

- Custom millwork
- Granite or quartz countertop
- Under cabinet LED lighting

Master Bedroom (20'x15')

- Located on second floor
- Quiet location overlooking backyard
- Ceiling Fan

Master Bath (15'x11')

- Linen closet
- Dual vanities
- Water closet
- Freestanding soaker bathtub
- Shower with glass door
- Marble flooring and countertop

Master Closet (11'x10')

- Custom cabinets
- Built-in dresser drawers

Secondary Bedroom (12'x11')

- Recessed LED lighting
- Jack & Jill bathroom tiled to ceiling
- Ceiling fan

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Second Master (14'x13')

- Generous walk-in closet (6'x5')
- Recessed LED
- Ceiling Fan
- En suite bath with tile to ceiling

Utility Room (9'x9')

- Located on second floor
- Gas and electric dryer connections

Exterior Features

- Covered porch (21'x6')
- Gas hookup for grill
- Fully fenced backyard
- Hardie Plank
- Surround sound wired patio
- All interior walls with batt insulation
- 50 gallon gas water heater
- PEX water piping system
- Upgraded post tension slab foundation
- Room for pool



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