

1227, 1229, 1231A, 1231B Waverly Street

Houston Heights New Construction
Nebula Waverly Homes Project

COMPASS



Overview

Bedrooms	4
Baths	3 Full + 1 Half
Square Feet	2,945 per Builder
Lot Size	3,300 per Builder
Year Built	2019 per Builder
Garage	2-Car Attached
Builder	Eaton Homes
Price	\$899,900

Interior Standouts

- Double Crown Moulding
- Double Paned Low-E Windows
- Wired for Alarm
- Oak Hardwood Flooring Throughout
- HVAC 2 units, 16 seer Crane or Carrier
- Recessed LED Lighting
- Nest Thermostats
- Skylights
- Decked Attic for Storage
- Built in Desk
- Room for Pool
- 50 AMP Car Charger in Garage
- Mud Room at Garage Entry (6'x6')

Kitchen (15'x15')

- Pot Filler over Stove
- Granite Island (9'x3')
- 48" Refrigerator Opening
- 36" gas Thermador or Monogram stove
- Butler's Pantry (11'x6')

Dining Room (15'x15')

- Open Floor Plan
- Chandelier Hookup
- Wine Room (7'x4')

Family Room (20'x18')

- 36" Gaslog Fireplace
- French Doors to Covered Patio (21'x6')
- Custom Built-ins
- Surround Sound Wired

Powder Bath (9'x3')

- Granite Countertop
- Upgraded Hardware

Butler's Pantry (11'x6')

- Upgraded Hardware
- Custom Millwork
- Granite Countertop
- Under Cabinet LED Lighting

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Master Bedroom (19'x15')

- Located on Second Floor
- Great Natural Light
- Private balcony (20'x6')
- Utility room on second floor

Master Bath (14'x13')

- Linen Closet
- Dual Vanity
- Beautiful Stone Finishes
- Freestanding soaker bathtub
- All Glass Shower with Bench

Master Closet (14'x7')

- Custom Cabinets
- Built-in Dresser Drawers

Secondary Bedroom (12'x11')

- White Fine Flooring
- Recessed LED Lighting
- Ceiling Fan

Secondary Bedroom (12'x11')

- White pine flooring
- Recessed LED Lighting
- Ceiling Fan

Second Master (14'x12')

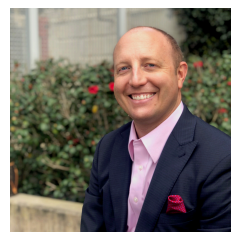
- Generous Closet (6'x5')
- Recessed LED
- Ceiling Fan

Utility Room (9'x6')

- Located on Second Floor
- Gas and Electric Dryer Connections
- Custom Cabinets
- Granite Countertop

Exterior Features

- Covered Patio (20'x6')
- Gas Hookup for Grill
- Fully Fenced Backyard (43' deep)
- Hardie Plank
- Surround Sound Wired Patio
- Home Built 3' Above Ground
- Crawl Area Insulated Spray Foam
- 50 Gallon Gas Water Heater
- PEX Water Piping System
- Upgraded Slab Foundation



Darren Morris
Broker Associate
Haley Garcia Group
281.788.2402
darren.morris@compass.com