



**GENEROUS LIVING SPACES, BEDROOM SUITES
CREATE STANDOUT HEIGHTS TOWNHOME**

This three-bedroom, three-and-a-half-bath Craftsman-inspired home delivers three generous bedroom-bath suites with walk-in closets and ceiling fans. Full baths feature granite or marble counters. Primary bath boasts a lavish step-in shower with a bench, dual heads, mosaic accents and a separate tub.

244 W 28TH ST | HOUSTON, TX 77008

\$385,000

For Sale



ROOMY THREE-STORY OFFERS CHOICE AMENITIES, INNER-LOOP ACCESSIBILITY

At the center of this Heights townhome, the second-level open-plan amplifies a gourmet kitchen with a dramatic marble-top island, black granite counters and horizontal mosaic backsplash, double reach-in pantry, soft-close drawers, and brushed nickel six-light chandelier. A suite of Frigidaire stainless steel appliances showcases the 5-burner gas range with a griddle. Full-length step-off balcony. Solid, red oak hardwoods and marble-look ceramic tile flooring

beautify shared spaces and baths with tone-on-tone neutral carpet warming the bedrooms. Full-size laundry. Roomy half-bath tucked into stairway landing. Wrought-iron fenced, corner home with artificial turf in an eight-unit community. Video doorbell, alarm, surround sound in the living room and primary suite. Two-car garage with shelving. Inner-loop convenience to markets, shopping, dining, arts, and hike/ bike trails.

FEATURES AND UPGRADES

SIGNATURE FEATURES

Open Floor Plan With Flowing Living Room, Dining, Kitchen

Oversized First-Floor Bedroom With Outdoor Access

Bedrooms With Tone on Tone Neutral Carpeting, En-Suite Bathrooms, and Walk-in Closets

Wired for 5.1 Surround Sound in Living Area With Speakers Wire to Primary Bedroom, Bathroom and Patio

3/4" Solid Red Oak Hardwood Floors With Dark Stain in Living Area, Stairway, and 3rd Floor Hallway

Modern Matte Black Wrought Iron Stairway Railing

Ceiling Fans in Living Room and all Bedrooms

Enclosed Side Yard With Synthetic Turf
Extra Height Craftsmen Style Front Door With Transom Window Above and Prairie Style Outdoor Lighting

Two Inch Indoor Slatted Blinds

Paneled Interior Doors

Double French Doors to Second Story Step-Out Balcony With Transom Windows Above

Full-Sized Third Floor Utility Room

KITCHEN & DINING

Large Island With Marble Countertops

Double-Wide Reach-in Pantry

Black Granite Countertops

Grey & White Mosaic Backsplash

Soft Close Drawers

Brushed Nickel Hardware

Under-Mount Dual-Bay Sink With Gooseneck Pull-Down Sprayer

Built in Frigidaire Microwave

5-Burner Stainless Steel Frigidaire Gas Range With Griddle Burner

Moen Plumbing Fixtures

Contemporary Brushed Nickel Six-Light Chandelier in Dining Room

OWNERS' SUITE

High Ceilings

Double French Doors Leading to Bath

Dual Under-Mount Sinks and Marble Vanity

Ceramic Marble Look Tile in Primary Bath

Separate Water Closet

Six Foot Deep Soaking Tub

Frameless Glass Shower Enclosure With Standard and Rain Shower Heads, Decorative Tile Inset, Bench and Shampoo Ledge

FOUNDATION, MECHANICAL SYSTEMS, AND GENERAL

Cement Board Lap Siding

14 Seer Lennox HVAC With Gas Furnace

Thermostats With Damper System Zoned Between 2nd & 3rd Floors

Low-E Double Pane Insulated Vinyl Framed Windows

3D 30 Year Warranty Roof Shingles

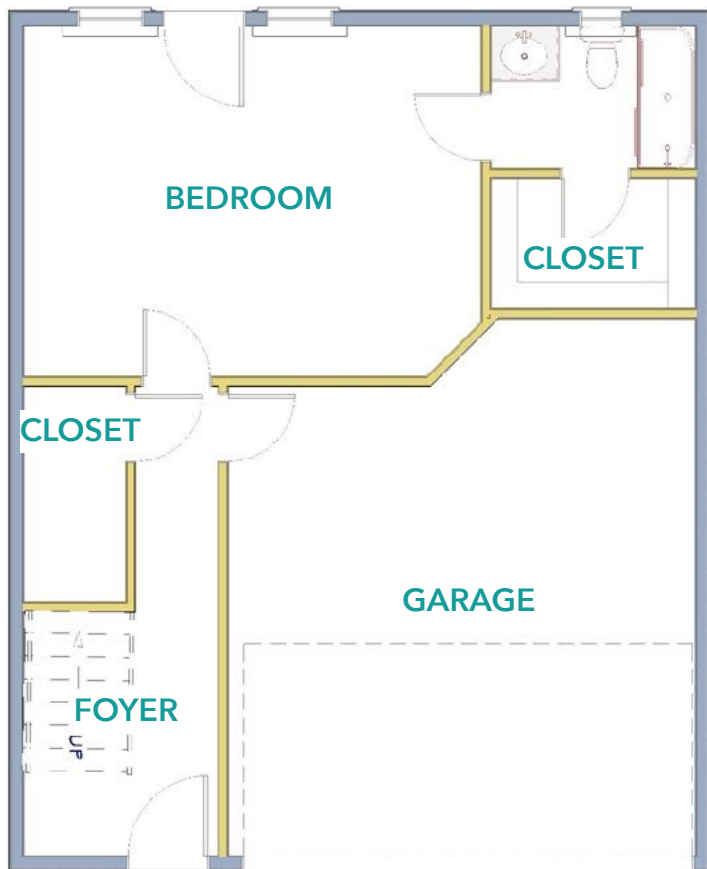
Moen Plumbing Fixtures

Tech-Shield Radiant Barrier Roof Decking

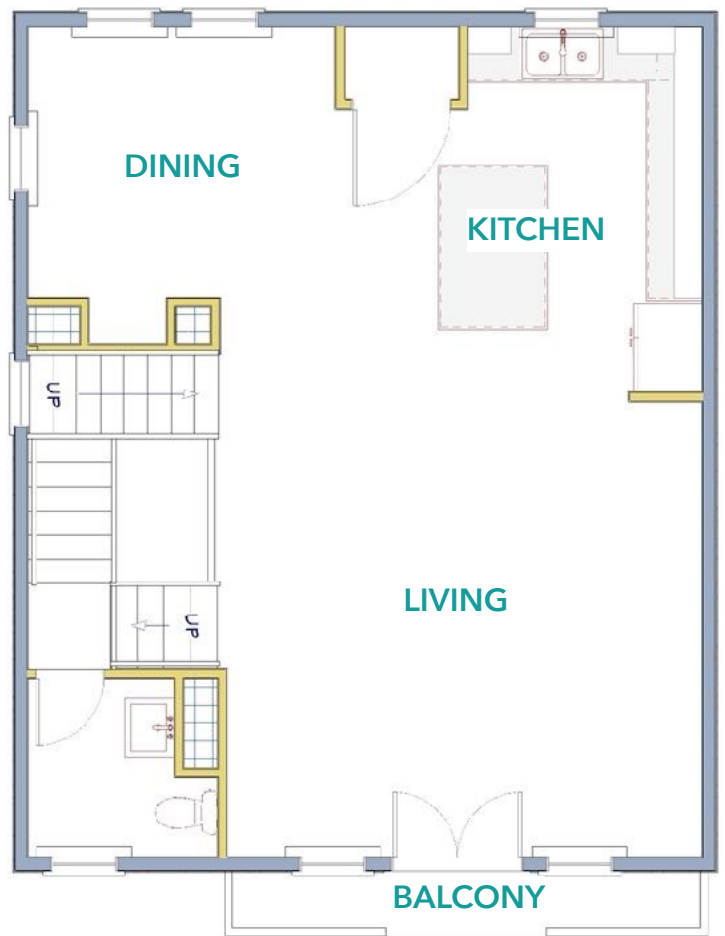
Taexx Pest Control System

FLOOR PLAN

The thoughtfully designed residence at 244 West 28th Street 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



THIRD FLOOR

Key Measurements

Living	18 x 16
Dining	12 x 10
Kitchen	14 x 14
Primary Bedroom	17 x 16
Primary Bathroom	16 x 9
Ground Floor Bedroom	18 x 12
Third Floor Bedroom	12 x 12
Utility Room	7 x 6



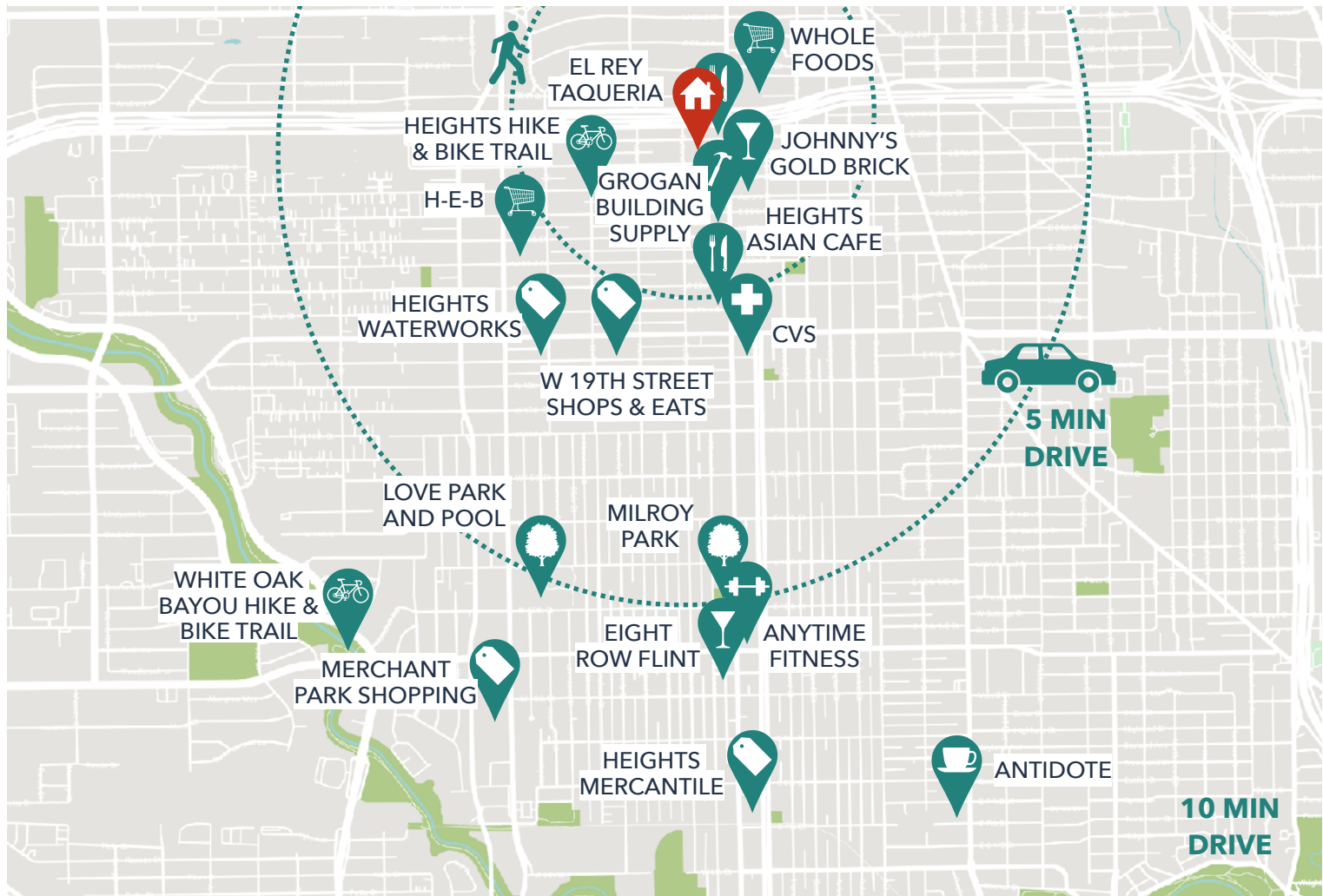
Non-Realty Items

With an accepted offer, the following non-realty items will convey with the sale of the property:

- Samsung DV5200 7.5 cu. ft. Electric Dryer — Stainless Platinum
- Samsung DV5200 4.2 cu ft Front Load Washer with Steam Wash — Stainless Platinum
- Kenmore Coldspot Side-by-Side Refrigerator — Stainless Steel



NEIGHBORHOOD GUIDE



5 - 10 MIN WALK



HIKE AND BIKE TRAIL
Nicholson St & W. 26th St



EL REY TAQUERIA
233 N Loop W



JOHNNY'S GOLD BRICK
2518 Yale St



HEIGHTS ASIAN CAFE
2201 Yale St



GROGAN BUILDING SUPPLY
2419 Yale St



WHOLE FOODS MARKET
101 N Loop W



5 MIN DRIVE



H-E-B
2300 N Shepherd Dr



W 19TH STREET SHOPS & EATS
W. 19th St , Yale to Ashland



CVS
110 W. 20th St



HEIGHTS WATERWORKS
449 W. 19th St



MILROY PARK
1205 Yale St



ANYTIME FITNESS
1102 Yale St



5 - 10 MIN DRIVE



LOVE PARK AND POOL
1000 w 12th St



ANTIDOTE
729 Studewood St



EIGHT ROW FLINT
1039 Yale St



HEIGHTS MERCANTILE
713 Heights Blvd



WHITE OAK BAYOU TRAIL
W. TC Jester & W. 11th St



MERCHANT PARK SHOPPING
1127 N Shepherd Dr

Features

3 

3.5 

2,212 SF 

Lot Size 1,825 SF

Location Greater Heights

Property Type Free Standing Townhome

Stories 3

Year Built 2016

Countertops Marble/Granite

Floors Hardwood, Tile, Carpet

Construction Cement Board

Style Traditional/Craftsman

Garage 2 Car Attached

Heating Central Gas

Cooling Central Electric

Foundation Slab

Nearby Parks Heights Hike & Bike Trail

Walk Score 70 — Very Walkable

School District Houston ISD

Elementary Helms

Middle Hamilton

High Heights

MLS Number 16330474



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 - 2021 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.