

1035 Ashland Street

FEATURES & AMENITIES

OVERALL

- Incredible location in the desirable Houston Heights
- Built in 2015 by CitySide Homes
- 3 bedroom, 3.5 bath, 2 car attached garage
- 2,007 sq. ft. per appraisal district
- 1,567 sq. ft. lot per appraisal district
- 11-1/2-foot ceiling height on second floor
- 10-foot ceiling height on third floor
- Mikeska security system installed
- 3 hard wired security cameras installed with DVR
- Richly stained hardwood floors throughout the second floor
- Woodwork detail throughout the home
- Recessed can lighting throughout the home
- AC serviced annually
- Powder room located on the second level
- Window blinds installed throughout the home
- Attic is decked allowing for lots of extra storage
- Tongue and Groove drawers throughout the home
- Walking distance (just a few blocks away!) from popular dining and shopping at the Heights Mercantile (Heights Blvd. and 7th St.) and Heights Central Station (Yale and 11th St.), Eight Row Flint, Calle Onze, Better Luck Tomorrow, Revival Market, EQ Heights coffee shop, Onion Creek, Lola Diner
- A couple blocks over from the future M-K-T (to be completed in 2021, a mixed-use development that will have approx. 30 retail and dining options (themkt.com))
- A short walk from Donovan Park, Milroy Park, Heights Blvd jogging trail, Hike & Bike Trails
- Easy access to major freeways (610, I-10, 290, and I-45) Downtown, The Galleria, Energy Corridor, and Medical Center
- Close to 610 N and Hardy Toll Road for quick access to Intercontinental Airport
- Close proximity to Kroger, the recently opened H-E-Bs on Shepherd and Washington, Whole Foods 365 on 610N, Whole Foods on Waugh,

OVERALL CONTINUES

- Popular dining on Shepherd, and Washington Corridor
- Abundant street parking for guests
- Ashland Landing HOA covers:
 - Trash
 - Water
 - Recycling
 - Yard Maintenance
 - Automatic gate

EXTERIOR

- Professionally landscaped
- Stone walkway
- Gutters installed
- 2 private balconies
- Fully fenced back green space with covered patio. Perfect for pets and children to play!
- Attached two car garage with lots of storage space

ENTRY

- Large entryway
- Recessed can lighting
- Lots of wall space for art
- Richly stained hardwood floors
- Windows with blinds
- Crown molding
- Baseboards
- Door leading to garage access

KITCHEN

- Granite countertops
- Large eat-in island with marble countertop and storage below
- 3 decorative pendant light fixtures above the island
- Beveled white subway tile backsplash
- Large double basin stainless steel sink
- Window above sink
- KitchenAid 5 burner gas range
- KitchenAid stainless steel built-in microwave in the island
- KitchenAid stainless steel exhaust hood
- Soft close drawers
- Soaring 11-1/2ft ceilings



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KITCHEN CONTINUES

- Space for built-in wine fridge
- Walk-in pantry
- Under cabinet lighting
- Tons of cabinets for storage space
- Recessed can lighting
- Hardwood floors
- Crown molding
- Open to dining area and family room
- Access to back balcony with natural gas line grill

DINING AREA

- Open to kitchen and living area
- Recessed can lighting
- Soaring 11-1/2ft ceilings
- Crown molding
- Baseboards
- Hardwood floors

LIVING ROOM

- Open floor plan with kitchen and dining area creating the perfect atmosphere for entertaining
- Oversized room
- Soaring 11-1/2ft ceilings
- Ceiling fan installed
- Hardwood flooring
- Lots of wall windows with blinds allowing for tons of natural light
- Crown molding
- Recessed can lighting
- Lots of wall space for art

POWDER ROOM

- Conveniently located off the family room and kitchen
- Marble vanity with storage below
- Baseboards
- Tile floor

PRIMARY SUITE

- Located on the third floor
- Spacious room
- Access to front balcony
- 10 ft. ceilings
- Wall windows with blinds allowing for lots of natural light
- Crown molding
- Ceiling fan installed
- Baseboards
- Recessed can lighting
- Plush carpet
- Access to large walk-in closet with built in shelves and dresser

PRIMARY BATH

- Large vanity with dual sinks, marble countertop with cabinets below for storage
- Separate soaking tub with subway tile surround
- Large walk-in shower with frameless shower door, bench, wall showerhead and window
- Subway tile with mosaic inlay and marble floor in the shower
- Separate water closet with storage above the toilet
- Crown molding
- Baseboards
- Recessed can lights
- Tile floor
- Access to the second walk-in closet with built-in shelves, dresser and shoe rack!

SECONDARY BEDROOM #1

- Located on the first floor
- Oversized room
- Ceiling fan installed
- Large wall windows with blinds
- Recessed can lights
- Crown molding
- Baseboards
- Plush carpet
- Ensuite bathroom
- Access to covered back patio



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ENSUITE BATHROOM

- Ensuite bathroom to secondary bedroom #1
- Vanity with granite countertop with storage below
- Large shower with white subway tile backsplash
- Recessed can lights
- Access to large walk-in closet with built-ins

SECONDARY BEDROOM #2

- Located on the third floor
- Would make a great children's room, office or home gym!
- Plush carpet
- Two large wall windows with blinds
- Lots of natural light
- Crown molding
- Baseboards
- Recessed can lights
- Ceiling fan installed
- Ensuite bathroom

ENSUITE BATHROOM

- Bathroom for secondary bedroom #2
- Tub/shower combination with white subway tile backsplash
- Granite countertop on vanity with lots of cabinets below for storage
- Walk-in closet
- Tile flooring

UTILITY ROOM

- Conveniently on the third floor with the primary bedroom and secondary bedroom #2
- Dry bar
- Folding counter with Marble countertop
- Tile flooring
- Cabinet space



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