



# 1436 Dian

This exquisitely maintained 3 bed, 2.5 bath, 2 car garage, with entertaining on the FIRST FLOOR, home sits in the heart of the Heights. It's full of coveted updates such as crown molding throughout the first floor, granite countertops, under cabinet lighting, stainless steel appliances, high end fixtures, a designer color scheme, recessed lighting throughout, and hardwood floors on the first floor. The floorplan is ideal with kitchen, dining, living, half bath, and access to the back patio on the first floor and large ensuite primary, with double closets and well-appointed bath with standalone shower and jetted tub, and amazing balcony, plus two secondary bedrooms, separate laundry room, large full bath, and storage closet on the second. Couple all of this with a gated entry, landscaped backyard and patio with a privacy fence. Located inside the loop and near to I-10, 45, 290. 1436 Dian is close to loads of popular Height attractions like Heights Bier Garten, Eureka Heights Brewery, Cedar Creek, Bungalow Heights, Flying Fish and much more. This home is picture perfect!

3 Bed  
2.5 Bath  
2 Car Garage  
1,804 Sqft  
2,500 Sqft Lot  
MLS#43196050



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# FEATURES



1436 Dian- The Heights

1,804 Square feet living space

2,500 Square foot lot

3 Beds

2.5 Baths

Open concept living

Hardwood floors throughout the first floor

Recessed lighting

Crown molding

An abundance of natural light from loads of windows in the living room and dining room

Granite countertops, stainless-steel appliances, under cabinet lighting, breakfast bar, and pantry in the kitchen, open to the living and dining areas

Designer color scheme throughout the home

Custom window coverings throughout, plantation shutters in the primary bedroom

Ceiling fans in all bedrooms

Primary ensuite bedroom, located on the second floor, with slate floors, dual closets, stand alone shower, jetted tub, dual sinks, as well as access to an amazing balcony

Secondary bedrooms and second full bath also on the second floor

Interior laundry room with storage, perfect for a full-size washer and dryer on the second floor

Stone-scaped back yard with privacy fence perfect for entertaining

Fresh fruit just steps away with a lemon and orange tree in the backyard

Exterior paint and new HVAC 4-ton seer 16 installed in 2020  
Loads of popular Heights attractions like Heights Bier Garten, Eureka Heights Brewery, Cedar Creek, Bungalow Heights and Flying Fish

Minutes from I-10, 610, 290, and 45

With all this home has to offer and the convenience of all the dining, entertainment and shopping that the Heights area has to offer, this home has it all!

# OUR FAVORITES

~1436 Dian

- We love our backyard space. We've hosted birthday parties, crawfish boils and Friendsgiving out there, with plenty of room for our friends. In the summer we set up a small pool for our toddler and enjoy the shade from the trees overhead. In the spring it's beautiful with all the flowers, and it's the perfect place to enjoy a glass of wine outside year-round. We've even set our TV up out there to safely watch football games with a few friends. It's perfect for the dog too!
- The downstairs living makes our day to day life so much easier. It's just a few steps from the garage to the kitchen when we're bringing in groceries, and it's easy to get out to the patio when we're cooking or eating outside. It's great for entertaining too since it's easy to open the living room area up to the patio when we're hosting friends.
- This neighborhood is perfect for walking to coffee shops, bars and restaurants. We've been known to walk the dog to get our name on the list at Snooze for weekend brunch, then walk back when it's time to be seated. We love grabbing pastries at Fluff Bake Bar around the corner, and frequently grab a coffee at EggHaus or one of the coffee shops on 19th St. when we go for walks on the weekends. In the evenings, nothing beats happy hour at Heights Bier Garten just down the street.
- The master bedroom has been an unexpected favorite in the house. It's so nice to have a large, quiet space away from our home offices to relax and unwind. When the weather's nice we enjoy sitting on the balcony to watch the sunset and chat with neighbors, and the large master bath and dual walk in closets make getting ready in the mornings much easier.
- We really enjoy being so close to White Oak bayou. We're both runners, so it's great to have a paved path away from cars to run. Our toddler loves to run around in some of the grassy spaces there, and we take the whole family for long walks along the bayou every weekend.
- The flexible open floor plan has been so nice for our family, especially as our needs have changed! Over the years our living area has held a bar and entertaining area, a dog kennel, and then a changing station for our baby, followed by a play space for our now-toddler and finally a second home office as we transitioned to working from home during COVID. The versatility has been perfect for our evolving needs, especially since the living area really is the heart of our home.
- This house has been so good to us over the last 5+ years! While we're sad to say goodbye, we know it will bring just as much joy and peace to its new owners.

Love,  
The  
Sellers